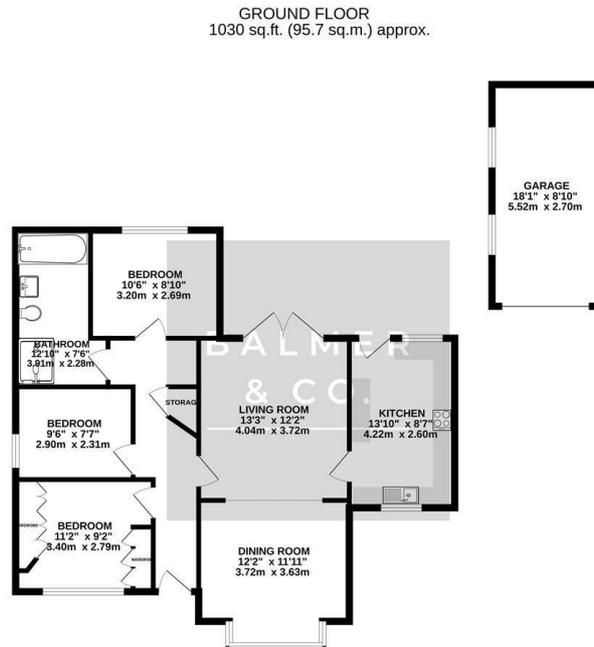


North Road, Atherton, M46 0RF  
£375,000



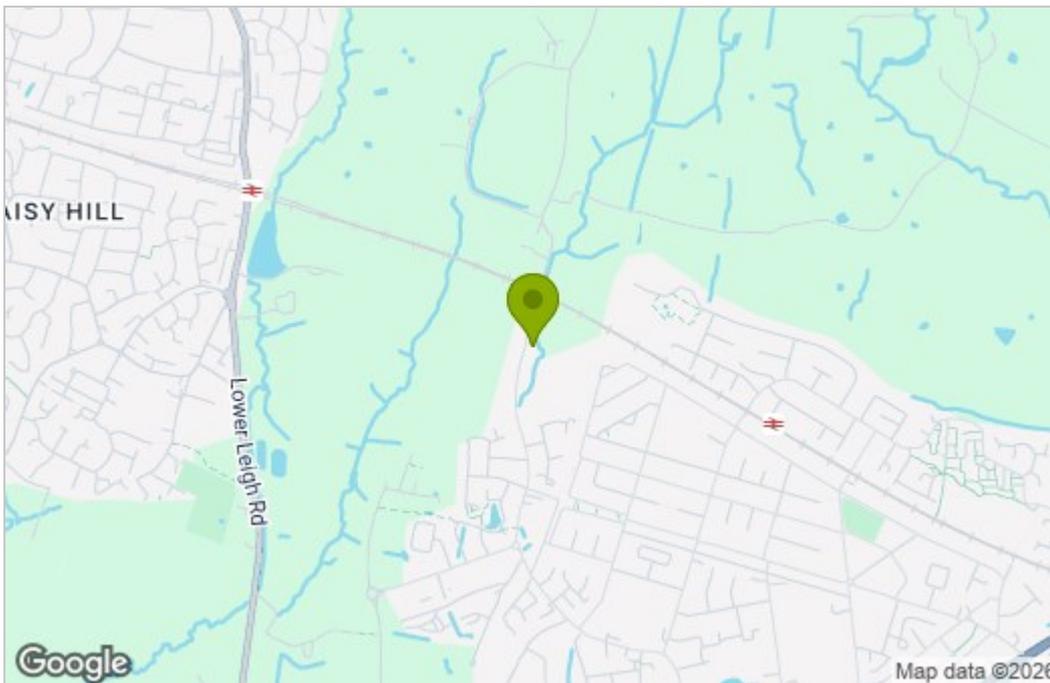
BALMER & CO in ATHERTON are delighted to offer FOR SALE this exceptional three bedroom detached true bungalow, located on the ever popular North Road in Atherton. Finished to an impeccable standard throughout it is a true credit to its current owners who have lovingly maintained and upgraded the property during their time here. It is also conveniently placed for access to both Atherton and Westhoughton town centres, offering a fantastic range of amenities, including shops, schools, bars & restaurants as well as transport links. Comprising in brief; entrance hallway, open plan living/dining room with gas fireplace and patio doors out the rear garden, a modern fitted kitchen with integrated appliances, three bedrooms and fitted wardrobes. A four piece bathroom suite completes the internal accommodation. Externally, there is a large garden and driveway to the front of the property, providing off road parking for multiple vehicles, leading to a detached garage with electric door. To the rear is a large rear garden offering a fantastic level of privacy as it overlooks open fields. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

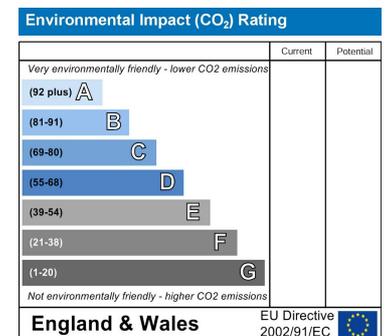
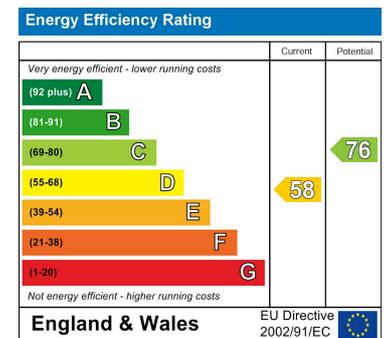


TOTAL FLOOR AREA - 1030 sq.ft. (95.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used in conjunction with any professional surveyor. The architect, surveyor and estate agent should be held liable for any guarantee, as to their own liability or otherwise, in this regard.  
Made with Metropix 2020.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.