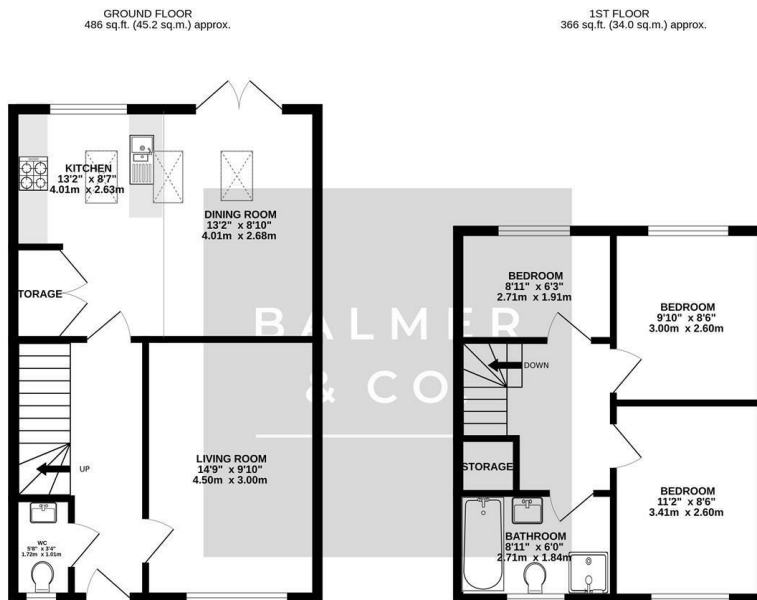


Threadneedle Place, Atherton, M46 0TW  
£270,000



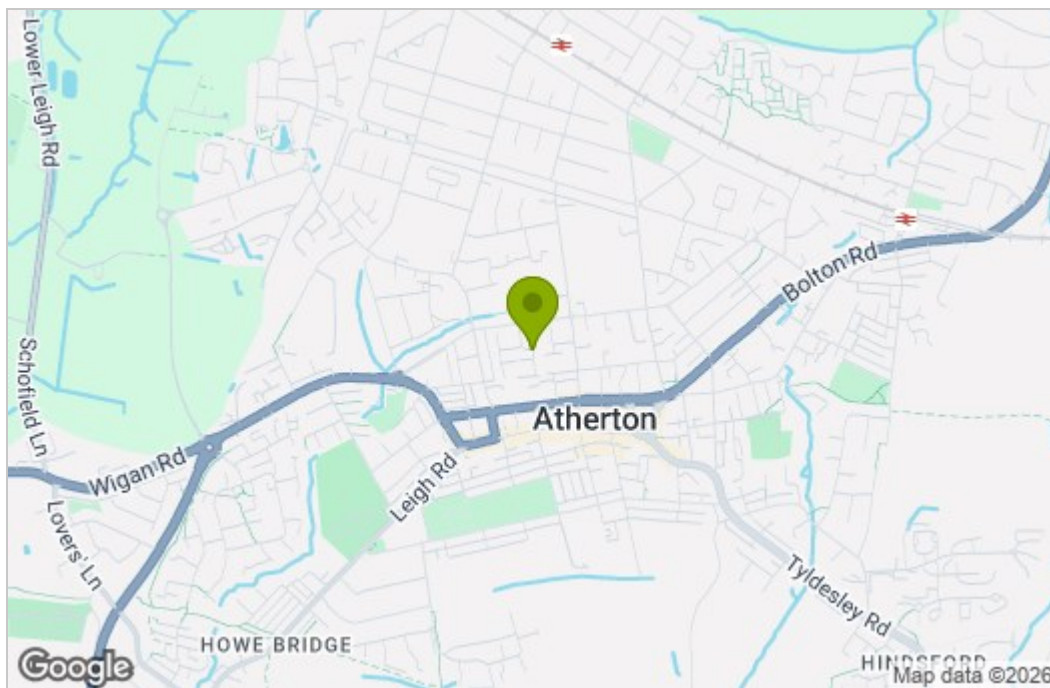
BALMER & CO in ATHERTON are delighted to offer FOR SALE this modern three bedroom, semi detached property located on Threadneedle Place on the ever popular Hamilton Square development in Atherton. Immaculately presented throughout and conveniently placed only a short walk from the town centre, offering a fantastic range of amenities including shops, schools, bars & restaurants as well as transport links, it would make an ideal family home. The ground floor comprising in brief; entrance hallway with W.C, living room with media wall, fitted kitchen with integrated appliances, central island, sky light windows and patio doors leading out to the rear garden. To the first floor are two double bedrooms, a single bedroom and a four piece family bathroom suite. Externally, the property is set back in a remote position overlooking the green to the front with a lawned garden and a driveway for two vehicles. To the rear there is a good sized, low maintenance, South facing garden. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

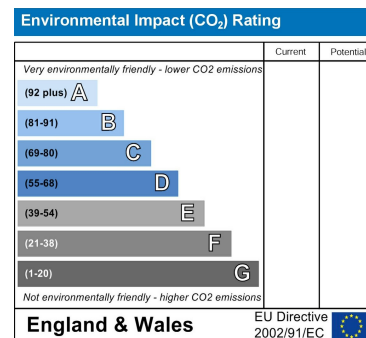
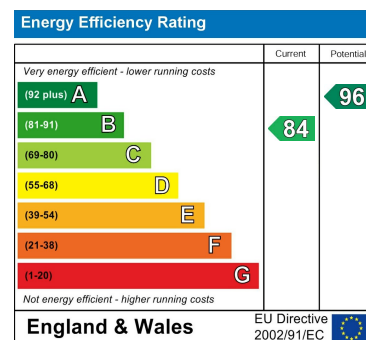


TOTAL FLOOR AREA : 852 sq.ft. (79.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency can be given.  
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## 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.