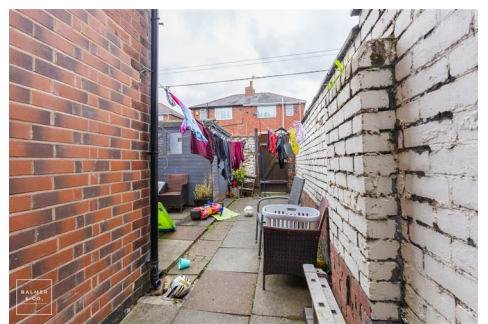


Leigh Road, Atherton, M46 0LX
£199,950



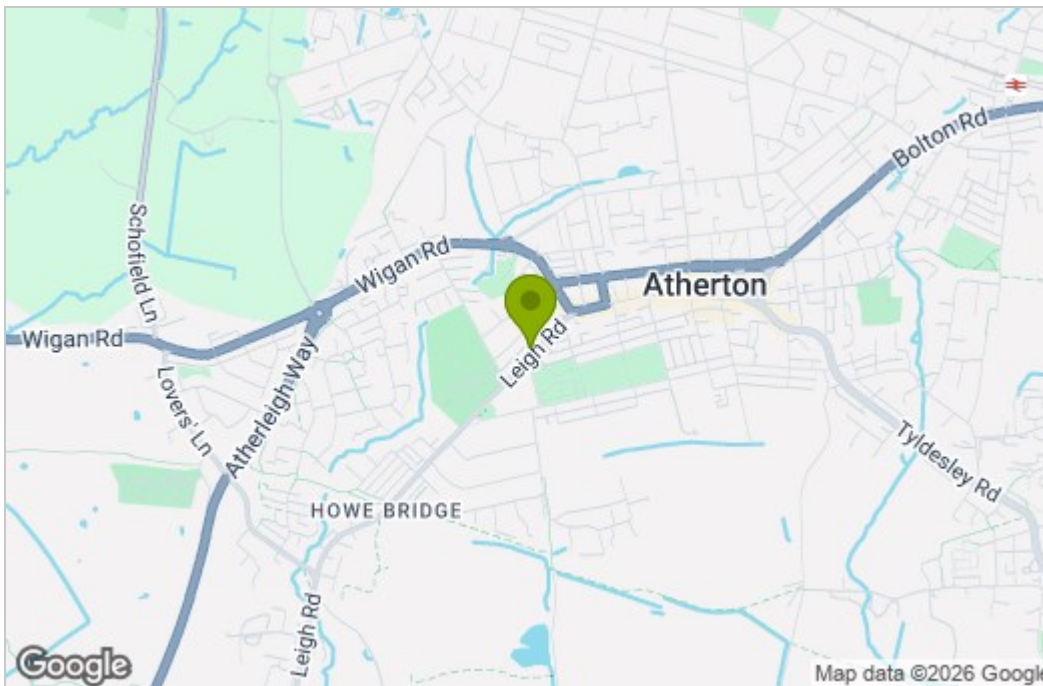
BALMER & CO in ATHERTON are delighted to offer FOR SALE this four bedroom mid-terrace house close to Atherton town centre. This larger than average terrace property offers spacious family living throughout and has the added benefit two reception rooms. Comprising in brief of entrance hallway, large bay fronted living room, dining room, modern fitted kitchen, with a ground floor wet room completing the ground floor. To the first floor is a large master bedroom, second double bedroom, third and fourth single bedrooms, with a three piece family bathroom completing the accommodation on offer. Externally the property is garden fronted, whilst to the rear there is a fully enclosed, low maintenance, North-West facing yard. The property is ideally situated within walking distance of the town centre as well as the Leigh-Manchester V2 guided busway. Early viewings highly recommended, all enquiries welcome.

Floor Plan

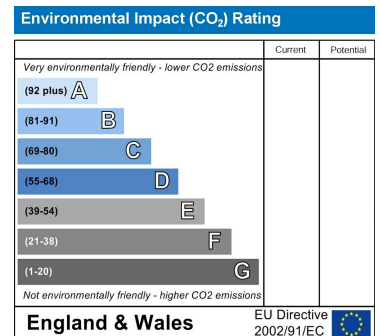
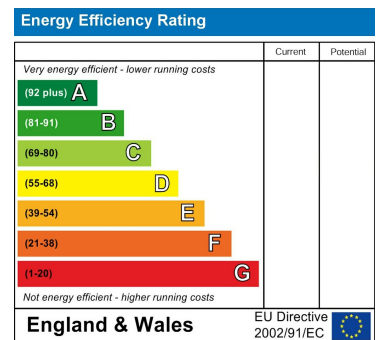


TOTAL FLOOR AREA: 1104 sq.ft. (102.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor accepts no liability for differences between the plan and the actual property.
Made with Metropac 02/20

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.