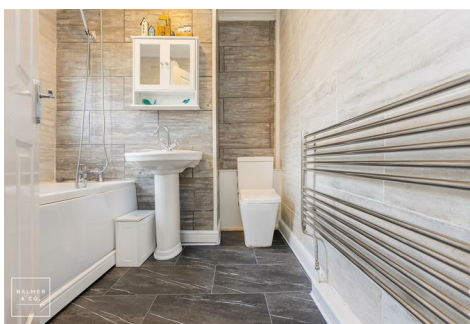
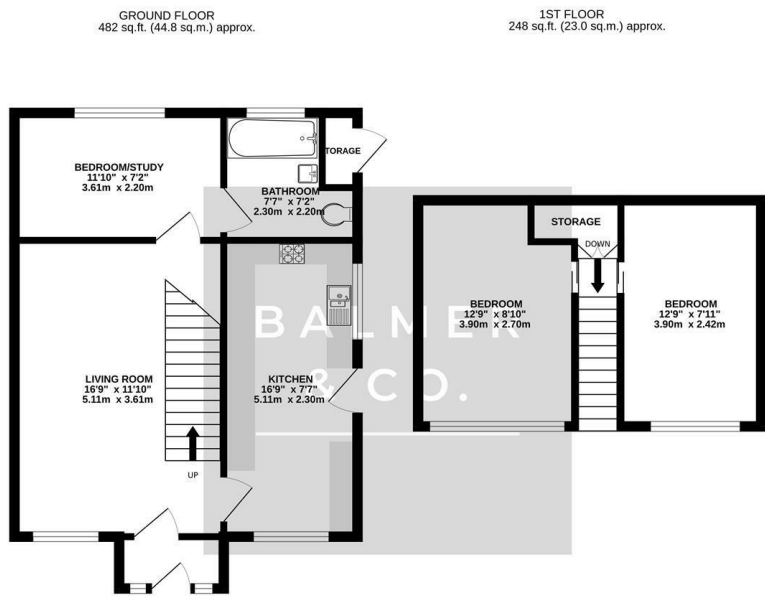


Gadbury Avenue, Atherton, M46 0LQ
Offers Over £200,000



BALMER & CO in ATHERTON are delighted to offer FOR SALE this fantastic two bedroom semi-detached house situated in a quiet cul-de-sac location on the outskirts of Atherton. Offered with NO ONWARD CHAIN this beautifully presented property offers flexible living accommodation and has been very well maintained by its current owners. Comprising in brief of entrance porch, larger than average living room with a feature log burning stove, modern fitted kitchen with integrated appliances, ground floor study/bedroom, with a modern three piece family bathroom completing the ground floor. To the first floor are two well proportioned double bedrooms, with fitted storage at the top of the stairs completing the accommodation on offer. Externally there is a South-West facing, private front garden, whilst to the rear there is a low maintenance, fully enclosed yard with allocated parking beyond. Early viewings highly recommended, all enquiries welcome.

Floor Plan

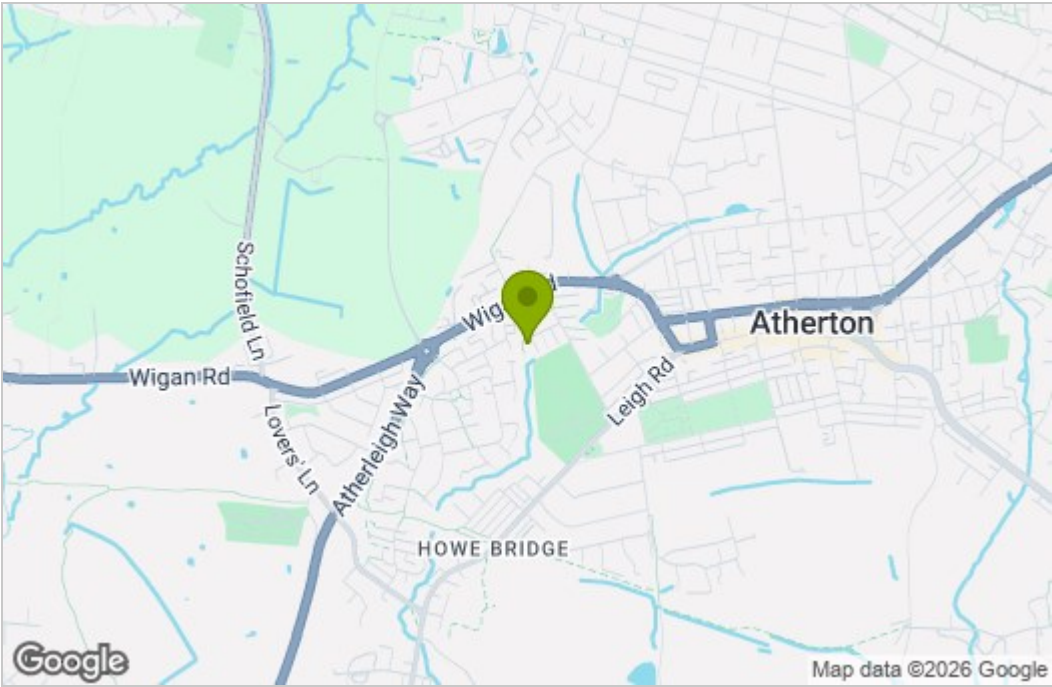


TOTAL FLOOR AREA: 730 sq.ft. (67.8 sq.m.) approx.

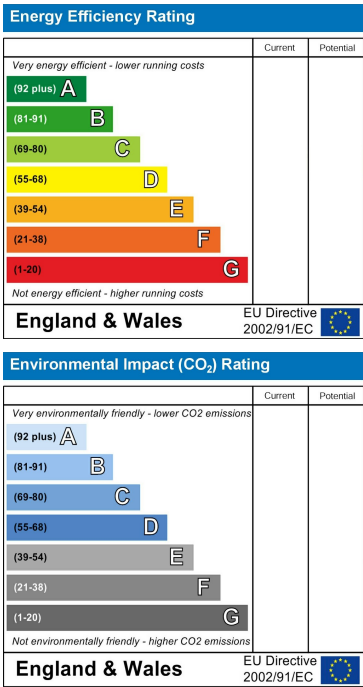
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to 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 firms employment has the authority to make or give any representation or warranty in respect of the property.