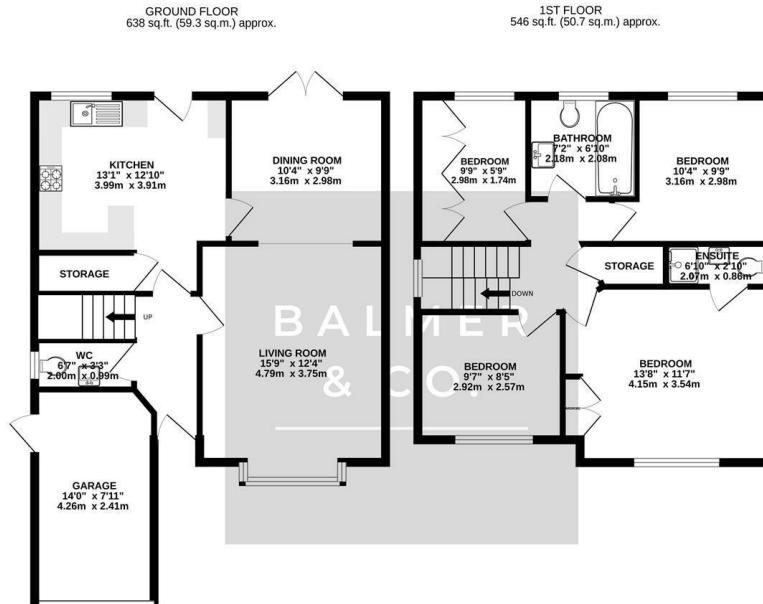


Gretna Road, Atherton, M46 0LZ
Offers Over £325,000



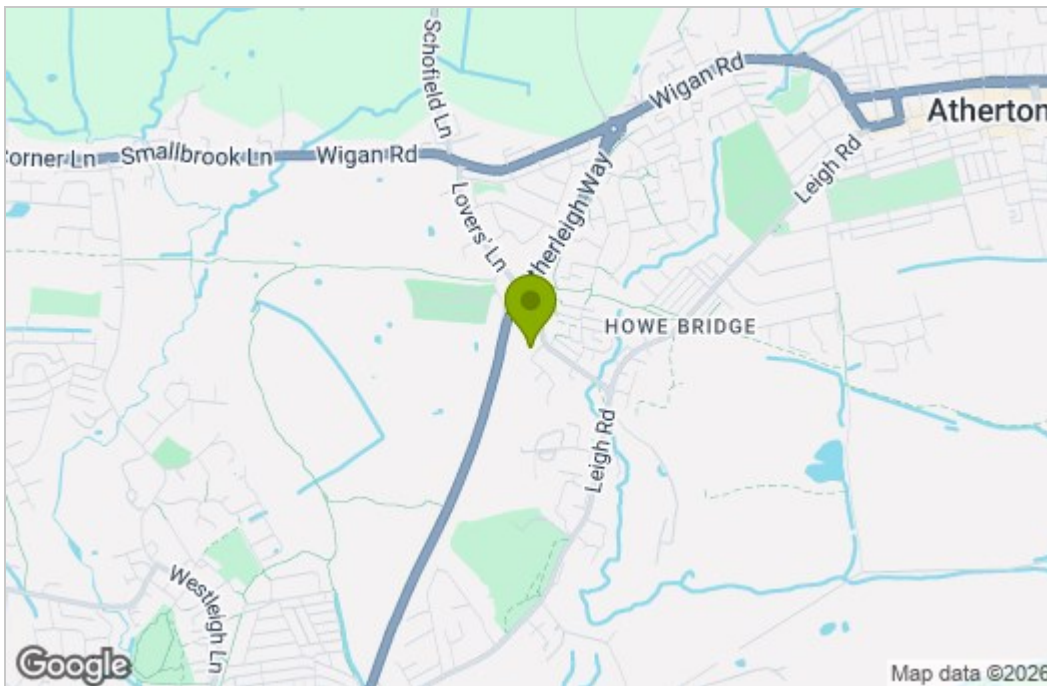
BALMER & CO in ATHERTON are delighted to offer FOR SALE this four bedroom detached property located on Gretna Road, a quiet spot just off Lovers Lane in Atherton. Although it requires some updating internally it is situated in a popular residential area and is conveniently placed for access to Atherton as well as Leigh and Westhoughton, all offering a fantastic range of amenities including shops, schools, bars & restaurants and transport links. It is also ideally offered for sale with NO ONWARD CHAIN. The ground floor comprising in brief; entrance hallway, downstairs w.c, living room which opens out into a dining room and a fitted kitchen. To the first floor is a master bedroom with fitted wardrobes and en-suite shower room, two further double bedrooms, a single bedroom with fitted furniture and a three piece bathroom suite. Externally, the property has a garden frontage with a driveway leading to the attached garage. To the rear is an enclosed, lawned garden. Early viewings highly recommended, all enquiries welcome.

Floor Plan

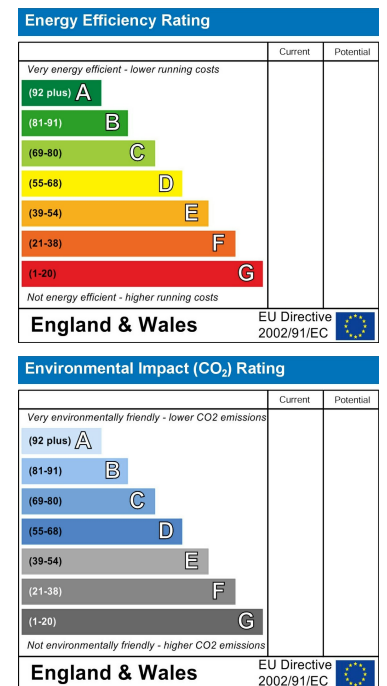


TOTAL FLOOR AREA: 1184 sq.ft. (110.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.