BALMER & CO.

SALES & LETTINGS

# Beech Avenue, Atherton, M46 9GG

## Offers Over £250,000









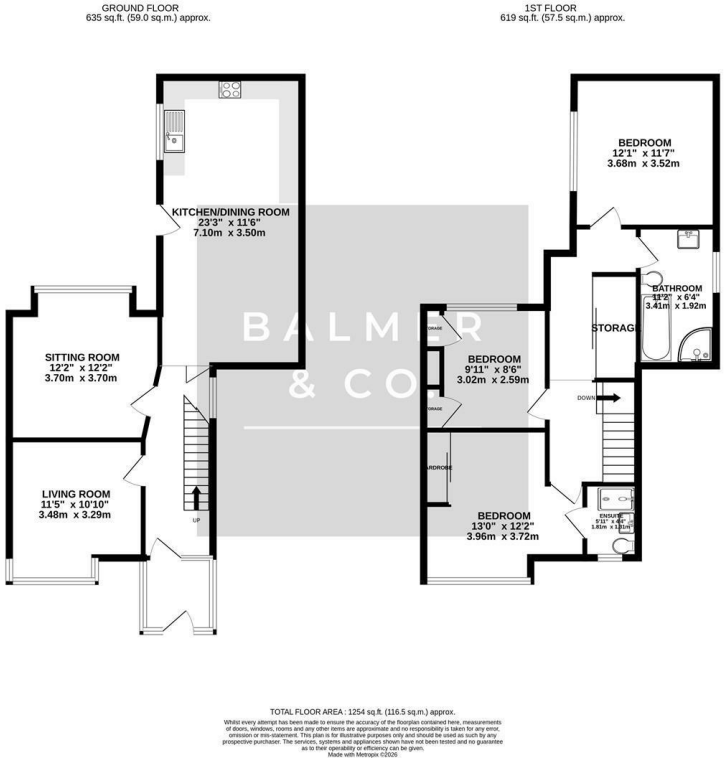







BALMER & CO in ATHERTON are delighted to offer FOR SALE this extended, three bedroom semi detached property located on Beech Avenue. Boasting larger than average accommodation which is well presented throughout, ideally offered for sale with NO ONWARD CHAIN and conveniently placed for access to a range of amenities including shops, schools and Atherton train station, it would make a great family home. The ground floor comprising in brief; entrance hallway, living room with electric fireplace, second reception room with electric fireplace and a large kitchen/dining room. To the first floor are three double bedrooms, the master benefitting from fitted wardrobes and an en-suite shower room with a fully tiled four piece bathroom suite completing the internal accommodation. Externally, there is a small garden to the front of the property with a low maintenance, gated garden to the rear with space for off road parking. Early viewings advised, all enquiries welcome.

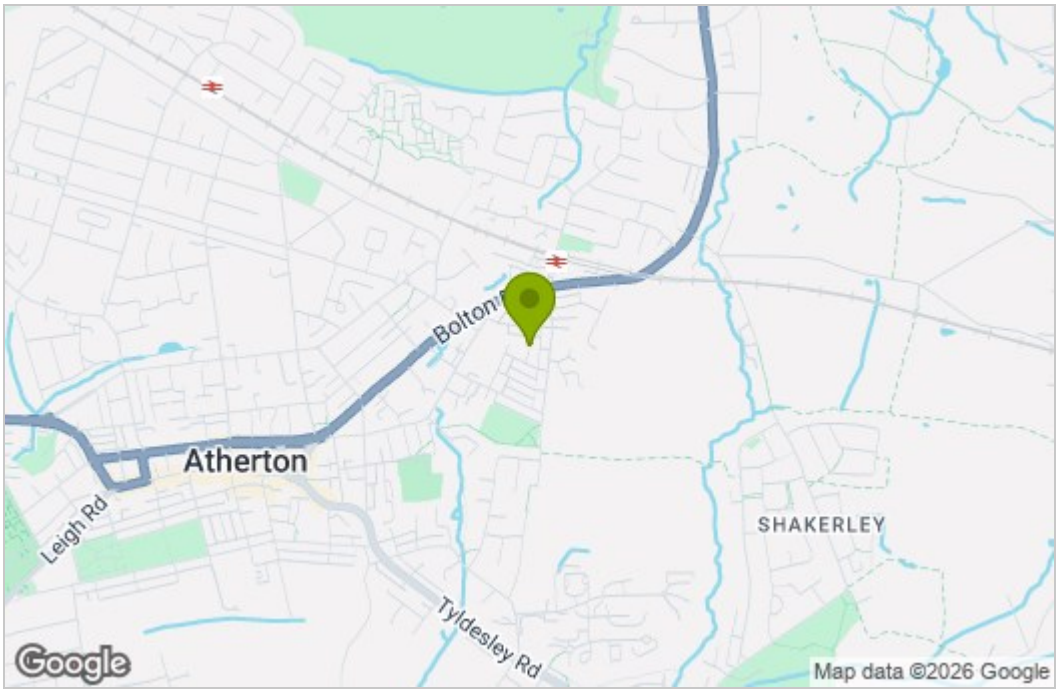
## Floor Plan



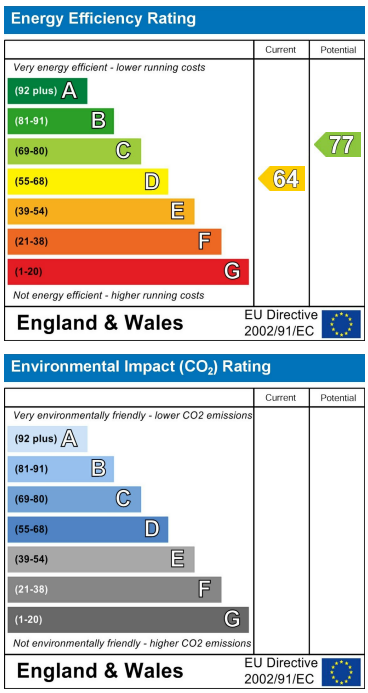

TOTAL FLOOR AREA : 1254 sq.ft. (116.5 sq.m.) approx.

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.

63 Market Street, Atherton, Greater Manchester, M46 0DA
Tel: 01942 316062 Email: atherton@balmerandco.co.uk
www.balmerandco.co.uk