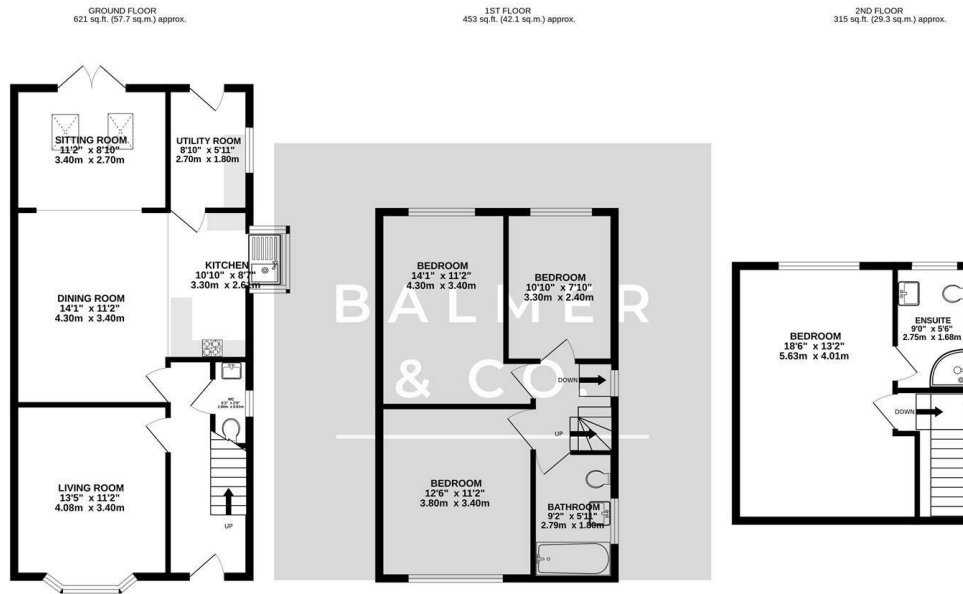


Allenby Street, Atherton, M46 0BJ  
£340,000



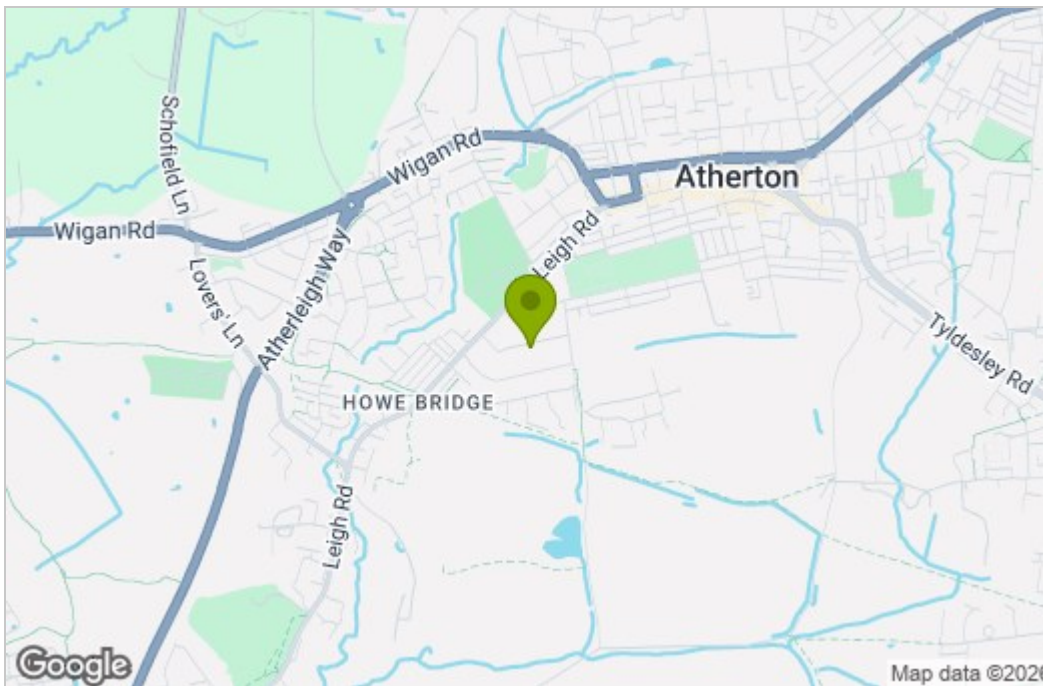
BALMER & CO in ATHERTON are delighted to offer FOR SALE this four bedroom semi detached family home located on Allenby Street, one of Athertons most sought after residential locations where properties rarely become available. Extended to the rear with an additional dormer loft conversion it offers spacious accommodation with four double bedrooms, a South facing garden and is ideally offered for sale with no onward chain. The ground floor comprising in brief; entrance hallway with w.c, bay fronted living room with gas fireplace, modern open plan fitted kitchen/dining room with an extension creating a further seating area and a separate utility room. To the first floor are three double bedrooms and a three piece bathroom suite. To the second floor is a large master bedroom with an en-suite shower room completing the internal accommodation. Externally, there is a driveway for off road parking to the front of the property with a fantastic sized, South facing garden to the rear complete with a large shed that has planning permission for business use granted offering scope to work from home, plus a summer house. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

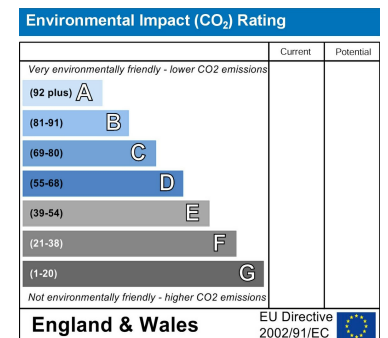
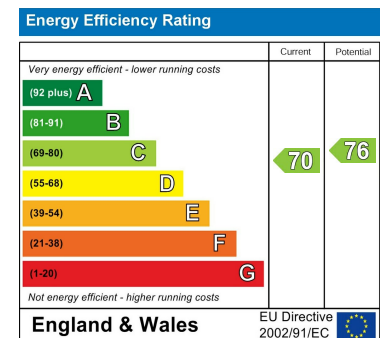


TOTAL FLOOR AREA: 1389 sq.ft. (129.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 is given 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.