BALMER & CO.

SALES & LETTINGS

Broadway, Atherton, M46 9HW

£435,000









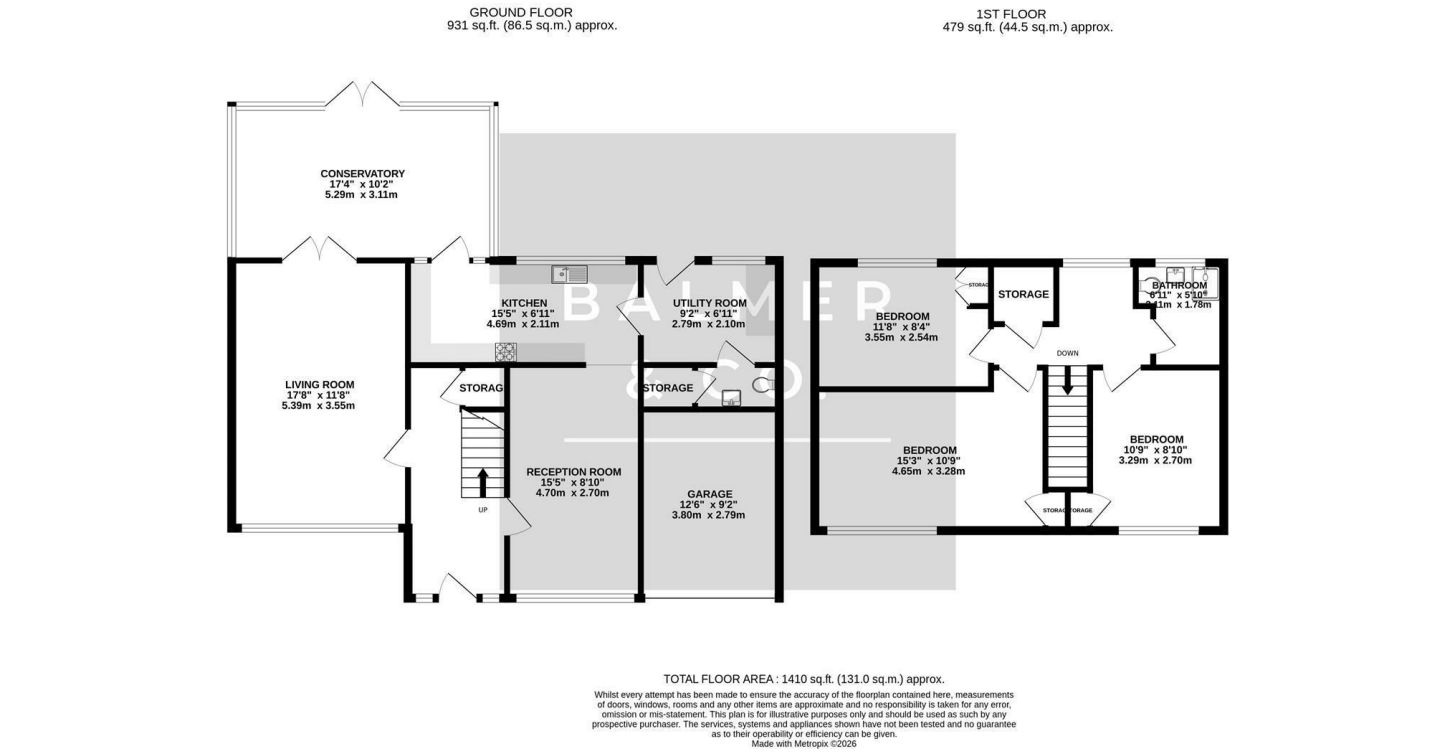




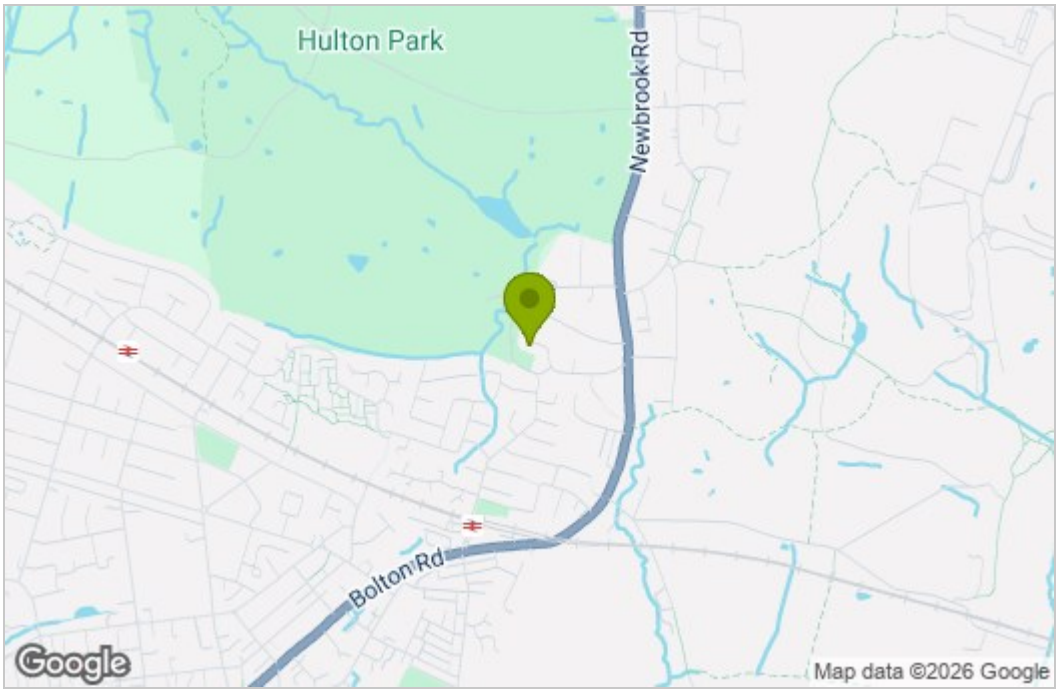


BALMER & CO in ATHERTON are delighted to offer FOR SALE this three bedroom detached family home occupying a fantastic cul-de-sac position on Broadway, one of Athertons most sought after residential locations. Immaculately presented throughout with a private South facing garden it would be perfect for small families looking for their forever home. The ground floor comprising in brief; entrance hallway, spacious living room with gas fireplace, second reception room, modern fitted kitchen with integrated appliances, separate utility room with w.c and a large conservatory. To the first floor is a large master bedroom with fitted wardrobes, a double bedroom, a generous single bedroom and a modern panelled shower room. Externally, the property occupies a large plot offering ample off road parking leading to the garage. To the rear is a split level, South facing garden with open aspect views. Early viewings highly recommended, all enquiries welcome.

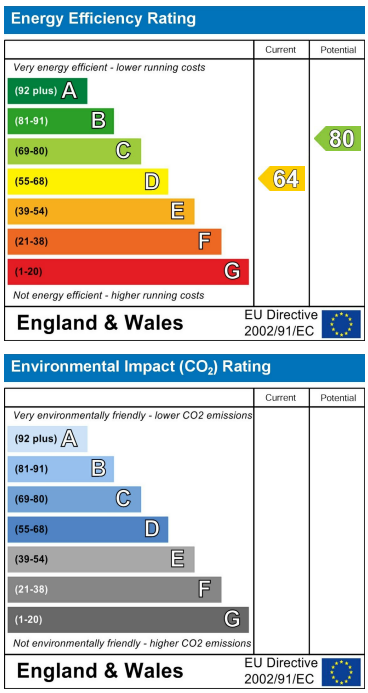
Floor Plan



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