BALMER & CO.

SALES & LETTINGS

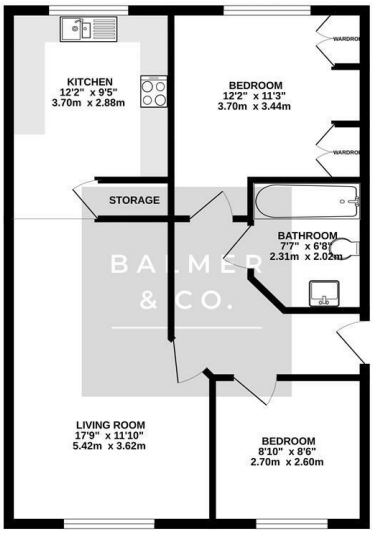
Shalefield Gardens, Atherton, M46 0NQ

Offers Over £135,000

BALMER & CO in ATHERTON are delighted to offer FOR SALE this two bedroom second floor apartment, tucked away on Shalefield Gardens, a quiet spot located on the ever popular Gadbury Fold development in Atherton. Immaculately presented throughout and ideally offered for sale with no onward chain it would suit a wide range of buyers. Entrance to the building is via a communal entrance with secure intercom system and open staircase to the first and second floor. Entrance to the property reveals a spacious hallway leading to the living/dining room which opens out into a fitted kitchen with integrated appliances. A master bedroom with fitted wardrobes, a single bedroom and a new three piece bathroom suite completes the internal accommodation. Externally, there are communal gardens offering woodland views plus an allocated parking space. Early viewings highly recommended, all enquiries welcome.

Floor Plan

GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 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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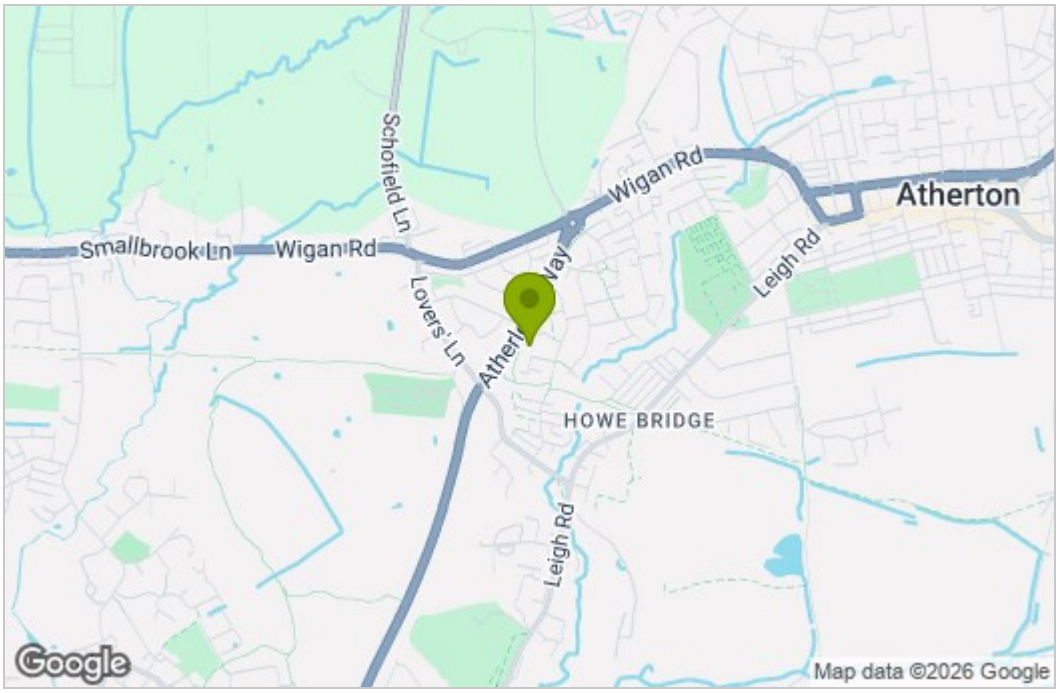
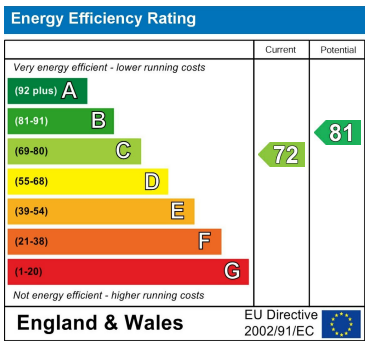
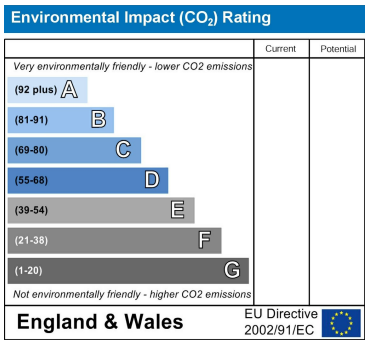
Area Map



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.

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