BALMER & CO.

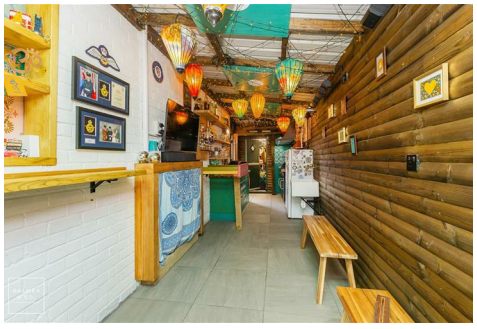
SALES & LETTINGS

Upton Road, Atherton, M46 9RH

Offers Over £280,000



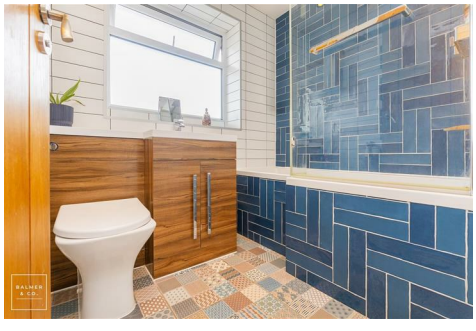






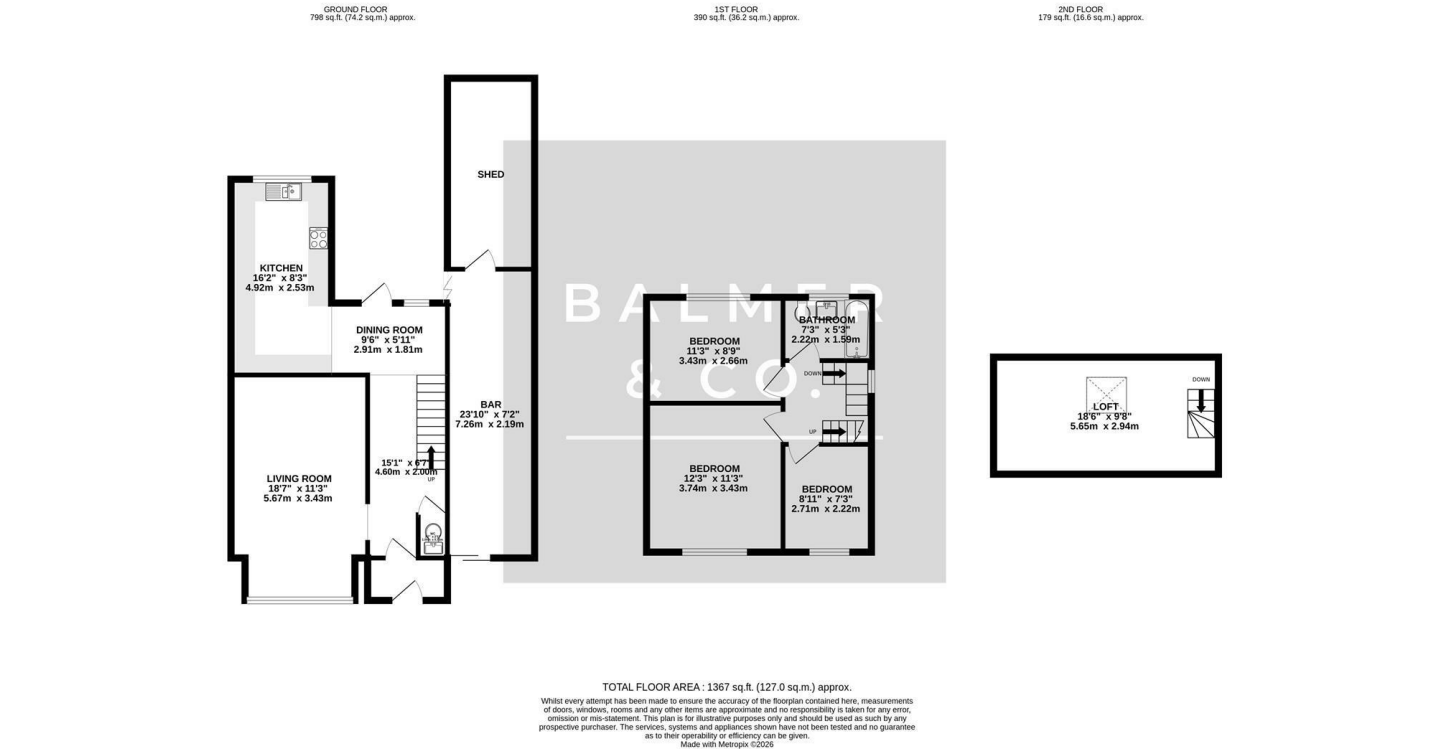






BALMER & CO in ATHERTON are delighted to offer FOR SALE this three bedroom semi detached property, located on Upton Road in Atherton. Immaculately presented throughout with an extension to the ground floor as well as a loft room and it's own private garden bar, it is a true credit to it's current owner and must be viewed to appreciate. The ground floor comprising in brief; entrance porch, hallway, living room with multi fuel burner, a dining area and a kitchen extension complete with integrated appliances. To the first floor you'll find three bedrooms, two doubles and one single and a three piece bathroom suite. A loft room, currently used as a bedroom, completes the internal accommodation. Externally, the property has a garden frontage with a driveway providing ample off-road parking. To the rear is fully enclosed, low maintenance garden complete with a pool and it's own private bar with gas bbq and a detached garage with utility area. Early viewings highly recommended, all enquiries welcome.

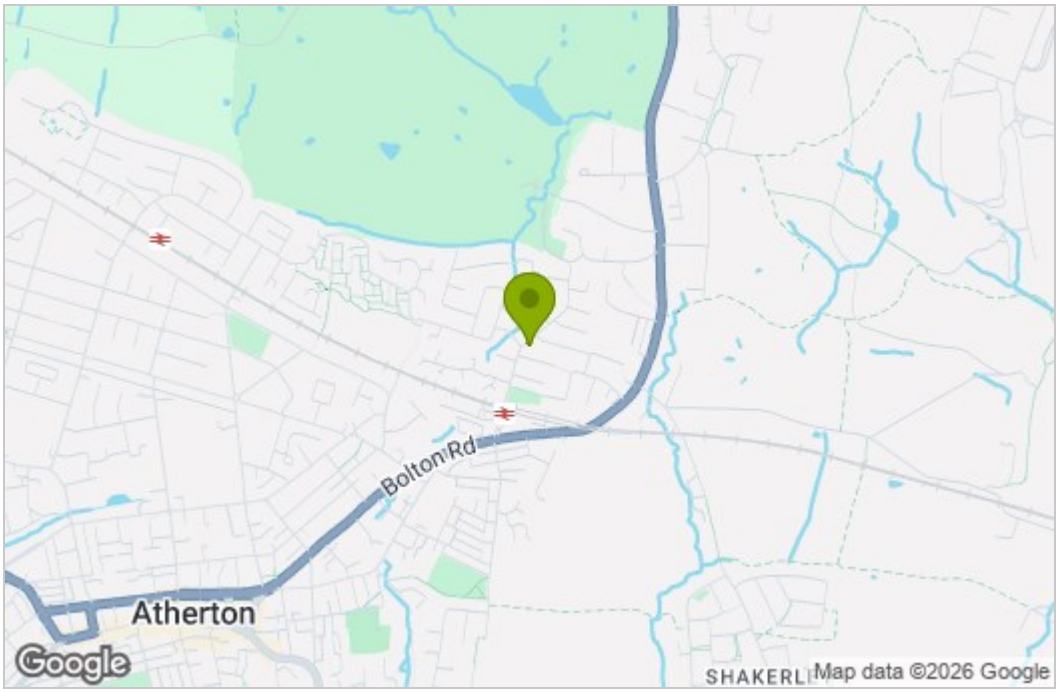
Floor Plan



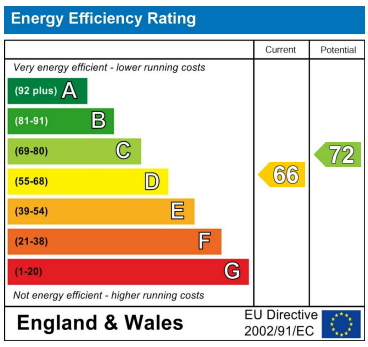
TOTAL FLOOR AREA : 1367 sq.ft. (127.0 sq.m.) approx.

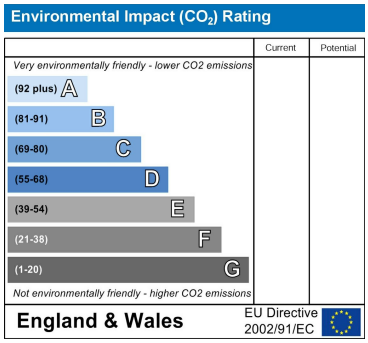
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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