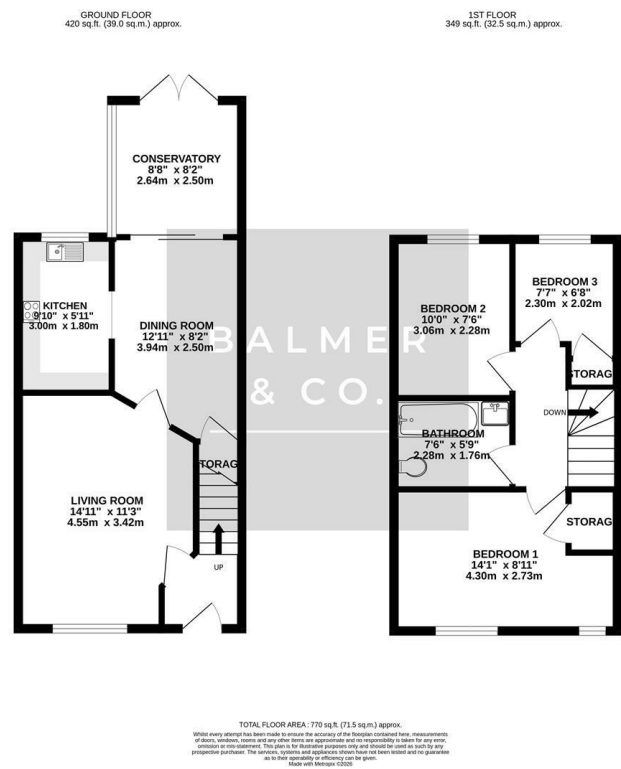


Old Manor Park, Atherton, M46 0GP
Offers Over £200,000

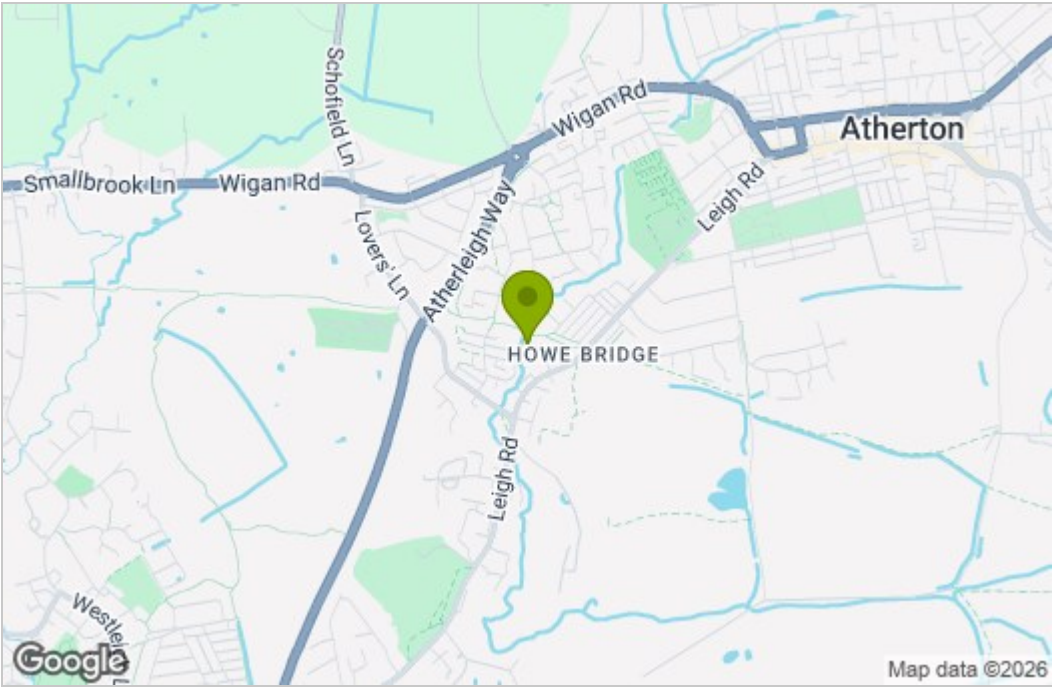


BALMER & CO in ATHERTON are delighted to offer FOR SALE this modern, three bedroom mid terraced property tucked away on the highly popular Old Manor Park development in the sought after Howe Bridge area of Atherton. Well presented throughout in a quiet position which is not overlooked to the rear, it would be perfect for first time buyers or those looking to downsize. The ground floor comprising in brief; entry with staircase to the first floor, living room, dining room, fitted kitchen and an additional conservatory leading out the rear garden. To the first floor there are two double bedrooms, a box room and a three piece bathroom suite. Externally, there is a lawned garden to the front of the property as well as two allocated parking spaces. To the rear is an enclosed, low maintenance garden offering a fantastic level of privacy as it is not overlooked. Early viewings highly recommended, all enquiries welcome.

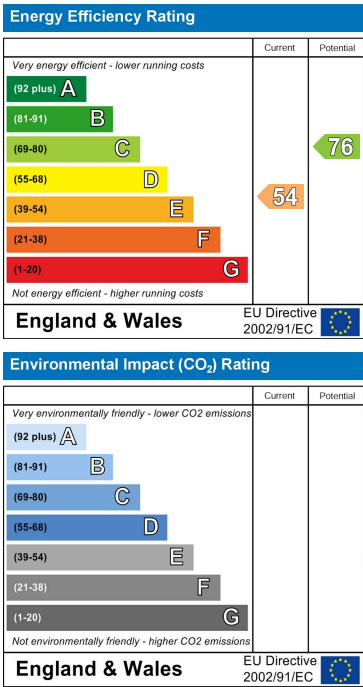
Floor Plan



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.