



**Hamiltons**  
Estate Agents

**Bag Lane**

**M46 0JZ**



- THREE BEDROOMS
- MODERN KITCHEN AND BATHROOM
- CLOSE TO ATHERTON TOWN CENTRE
- IMMACULATEDLY PRESENTED
- INTERNAL VIEWING HIGHLY ADVISED



HAMILTONS ESTATE AGENTS are delighted to bring to market this immaculately presented THREE BEDROOM mid terraced. Beautifully presented throughout this property boasts a modern kitchen and bathroom and comprises of; Entrance Hallway, Lounge, Dining Room, Mod HAMILTONS ESTATE AGENTS are delighted to bring to market this immaculately presented THREE BEDROOM mid terraced. Beautifully presented throughout this property boasts a modern kitchen and bathroom and comprises of; Entrance Hallway, Lounge, Dining Room, Modern Fitted Integrated Kitchen, Modern Shower Room and Three Bedrooms. Externally this property is garden fronted with landscaped gardens to the rear. Early and internal viewing is highly recommended to fully appreciate this well cared for home.



Please note: Electrical or other appliances, service installations, heating systems, security alarm systems and satellite receiving equipment, where applicable, have not been tested and interested parties are recommended to carry out their own investigations as to their condition and serviceability before contracts are exchanged. All measurements are approximate and have been obtained by a laser measuring device. The photographs are for illustration purposes only it should not be assumed that any contents, furnishings or furniture shown on the photographs are included in the sale nor should it be assumed that the property remains as displayed in the photographs.

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statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

**Price: £150000**

**Hamiltons of Leigh  
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