



33 Gadfield Court, Atherton, M46 0SL £130,000

ARC HOMES are delighted to offer FOR SALE this excellent GROUND FLOOR apartment positioned on the ever sought after Gadbury Fold Development in Atherton. This fantastic property boasts generous accommodation, benefits from allocated parking and is ideal first time buyer home. Ideal for a range of buyers, early viewing is advised. Entry is via a secure communal entrance hallway. A private entrance hall provides access into the impressive open plan family room incorporating sitting room, dining room and modern kitchen areas. There are two excellent double bedrooms. A modern bathroom completes the accommodation on offer. Outside, there are well maintained communal ground and allocated parking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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