



## 23 Gadbury Fold, Atherton, M46 0GN

### Offers over £120,000

ARC HOMES are delighted to offer FOR SALE this lovely top floor apartment situated within the sought after Gadbury Fold Development in Atherton. This excellent apartment would suit a range of buyers and early viewing is advised. Entry is via a secure communal entrance hallway with stairs rising to the first floor. A private entrance hallway provides access into the impressive open plan living room and dining room. There is a separate modern fitted kitchen. There are two generous bedrooms and a modern bathroom. The master bedroom also benefits from an ensuite shower room. Outside, are well maintained communal grounds together with allocated parking.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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(1-20) <b>G</b>		
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