



## 88 Gadbury Fold, Atherton, M46 0GX Offers over £290,000

ARC HOMES are delighted to offer FOR SALE this gorgeous FREEHOLD three bedroom detached property positioned on the very popular Gadbury Fold development in Atherton. This beautiful home is well presented throughout and offers generous accommodation together with ample parking, garage and private rear gardens which are not directly overlooked to the rear. The current owners have purchased the freehold. Ideal for a range of buyers, early viewing is advised. Entry is via a welcoming entrance hallway which leads into the well proportioned sitting room. To the rear is a generous modern kitchen room finished with modern units, appliances including dishwasher and French doors opening into the rear gardens. A handy downstairs cloakroom completes the ground floor. To the first floor are three fantastic bedrooms and a lovely modern bathroom. The master bedroom sits to the front and benefits from a separate dressing area with fitted wardrobes and a modern en suite shower room. Outside, the front gardens provide ample parking in front of the garage. The enclosed rear gardens are laid to lawn with paved patio area and are not directly overlooked to the rear providing a good degree of privacy.



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		
<b>England &amp; Wales</b>	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>		
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