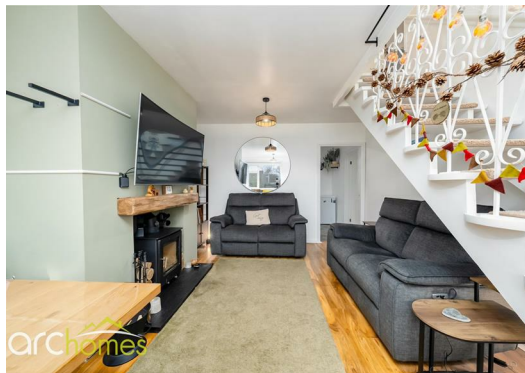





4 Gadbury Avenue, Atherton, M46 0LQ Offers over £220,000

ARC HOMES are delighted to offer FOR SALE this lovely FREEHOLD three bedroom semi detached property situated within a very sought after location. This property is within a fantastic, quiet, tucked away position with larger than average gardens and off road parking to the rear. With no onward chain, Gadbury Avenue is ideal for a range of buyers and early viewing is highly advised. Entry is via an entrance porch which opens into the 24'4" sitting room. There is a lovely modern kitchen dining room finished with modern units, a ground floor bedroom which is currently being utilised as a study and modern ground floor bathroom. To the first floor are two double bedrooms which completes the accommodation on offer. Outside, this property is positioned within a tucked away off street spot with beautiful larger than average front gardens. The enclosed rear gardens are low maintenance and provide off road 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 | | | |
| | | 68 | 84 |
| 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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