



## 5 Gadfield Grove, Atherton, M46 0SJ £115,000

ARC HOMES are delighted to offer FOR SALE this well presented FIRST FLOOR apartment positioned on the ever sought after Gadbury Fold Development in Atherton. This stunning property is flawlessly presented throughout and boasts generous accommodation together with allocated parking. Early viewing is highly recommended. Entry is via a secure communal entrance hallway which rises to the first floor. A private entrance hall provides access into the impressive open plan family room incorporating sitting room, dining room and modern kitchen area. There are two excellent bedrooms and a modern bathroom completing the accommodation on offer. Outside, there are well maintained communal grounds and allocated parking."vacant possession."



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>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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