



35 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) 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 CO2 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 CO2 emissions		
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