



15 Shalewood Court, Atherton, M46 0SN

Offers over £300,000

ARC HOMES are delighted to offer FOR SALE this stunning three bedroom FREEHOLD detached home, ideally located at the end of a quiet cul-de-sac within the highly sought-after Gadbury Fold development in Atherton. This beautifully presented property offers spacious and versatile living accommodation, no onward chain and fantastic enclosed rear gardens—perfect for families.

The welcoming entrance hallway leads to a convenient downstairs cloakroom and a generously sized sitting room. At the rear of the property, you'll find a modern fitted kitchen with an open-plan dining area, ideal for everyday living and entertaining. A bright, dual-aspect lounge completes the ground floor. Upstairs features three well-proportioned bedrooms and a stylish family bathroom. The master bedroom benefits from a fitted dressing area and a private en suite shower room. Externally, the front of the property provides ample off-road parking, while the enclosed rear garden offers a superb outdoor space with both lawn and paved patio areas—ideal for relaxing or entertaining.



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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