



## 14 Gadfield Grove, Atherton, M46 0SJ

£200,000

ARC HOMES are delighted to offer FOR SALE this gorgeous three bedroom property positioned on the every sought after Gadbury Fold Development in Atherton. This beautiful home is ready to move into and boasts generous accommodation together with larger than average rear gardens and off road parking for two vehicles. Entry is via an entrance hallway which provides access into the handy downstairs cloakroom. The well proportioned sitting room leads into the modern kitchen dining room which is finished with French doors opening into the rear gardens. To the first floor are three generous bedrooms and a modern bathroom. The master bedroom boasts a modern en suite shower room. Outside, the front gardens are enclosed and laid to lawn. The enclosed rear gardens are well presented and provide outdoor space together with a degree of privacy. Located just to the rear of the property are two allocated parking spaces.





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		
England & Wales		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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