



60 Gadbury Fold, Atherton, M46 0GX

Offers over £130,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning ground floor apartment on the sought after Gadbury Fold development. This property is a credit to the current owner and boasts generous living accommodation tucked away in a quiet spot with allocated parking. Early viewing is advised. Entry to the property is through a secure communal entrance. An entrance hallway leads through to an open plan modern lounge / dining room and fitted kitchen. There are two generous bedrooms and a modern bathroom. The bathroom can be also be accessed from one of the bedrooms. Outside, the property benefits from well kept communal gardens and 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		
England & Wales		EU Directive 2002/91/EC 



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