



46 Gadfield Grove, Atherton, M46 0SJ

Offers over £249,995

ARC HOMES are delighted to offer FOR SALE this fantastic three bedroom semi detached property positioned on the ever popular Gadbury Fold development in Atherton. This excellent home would suit a range of buyers and boasts generous accommodation together with ample off road parking and detached garage. Early viewing is highly advised. Entry is via an entrance hallway which provides access to a handy downstairs cloakroom and well proportioned sitting room. An open arch from the sitting room leads into the modern fitted kitchen dining room that completes the ground floor accommodation. To the first floor are three generous bedrooms and a modern bathroom. Bedroom one benefits from a modern en suite shower room. Outside the front gardens are enclosed with a driveway leading to the side of the property providing off road parking for three vehicles in front of the detached garage. The enclosed rear gardens have been designed to be low maintenance and are not directly overlooked to the rear.



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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