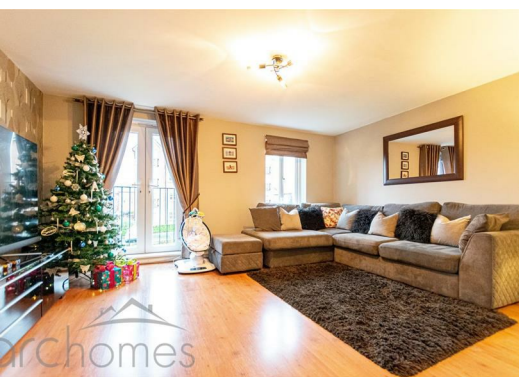




## 79 Gadfield Grove, Atherton, M46 0SJ £174,950

ARC HOMES in ATHERTON are delighted to offer FOR SALE this stunning three bedroom semi detached property situated within a quiet spot on the ever popular Gadbury Fold Development in Atherton. This property offers generous accommodation over three floors, is beautifully presented throughout and boasts off road parking together with an integrated garage. Entry is via an entrance hallway which provides access to a handy downstairs cloakroom and a modern kitchen dining room complete with integrated appliances and French doors opening onto the rear gardens. To the first floor sits the well proportioned sitting room and a double bedroom. The master bedroom is located on the second floor and benefits from a lovely modern en suite shower room. A further double bedroom and a modern family bathroom completes the living accommodation on offer. Outside, the front gardens are open plan and provide off road parking in front of the integral garage. The enclosed rear gardens offer generous outdoor space and are laid to lawn with a paved patio area.





### Entrance Hallway

Stairs rising to the first floor accommodation. Covered radiator. Access to the kitchen dining room and down stairs cloakroom. Access to the garage.

### Downstairs W.C.

Double glazed window to side. Radiator. Low level w.c, and pedestal hand wash basin.

### Kitchen Dining Room

15'4" x 9'8" (4.67m" x 2.95m")

Double glazed window and double glazed French doors to rear. Stainless steel sink drainer unit. Range of modern base and wall mounted units. Work surfaces with cupboards and drawers beneath. Fitted stainless steel gas hob with extractor over and fitted oven beneath. Integrated appliances including fridge freezer and dishwasher. Space and plumbing for washing machine. Concealed gas boiler.

### First Floor Landing

Double glazed window to front. Stairs rising to the second floor. Access to the sitting room and a bedroom.

### Sitting Room

15'4" x 12'4" (4.67m" x 3.76m" )

Double glazed window and double glazed French doors to rear. Radiator. Laminate flooring.

### Bedroom Three

13'10" x 8'8" (4.22m" x 2.64m")

Double glazed window to rear. Radiator.

### Second Floor

Access to two further bedrooms and the family bathroom.

### Master Bedroom

13'0" (plus robes) x 10'4" (3.96m" (plus robes) x 3.15m")

Two double glazed windows to rear. Radiator. Range of fitted wardrobes. Door to:

### En Suite Shower

6'9" x 4'1" (2.06m" x 1.24m")

Double glazed window to side. Stainless steel towel radiator. Modern suite comprising low level w.c, vanity hand wash basin and shower enclosure with inset mixer shower.

### Bedroom Two

11'9" x 9'11" (3.58m" x 3.02m")

Two double glazed windows to front. Radiator. Storage cupboard

### Family Bathroom

6'3" x 5'6" (1.91m" x 1.68m")

Stainless steel towel radiator. Modern white suite comprising low level w.c, vanity hand wash basin and panelled bath.

### Outside Front

Open plan front gardens which provide off road parking in front of the integral garage.

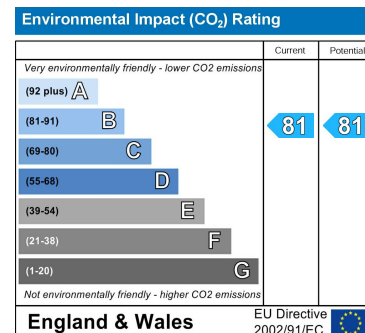
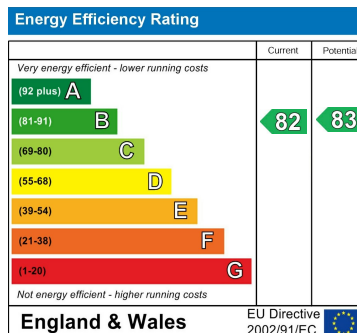
### Integral Garage

17'3" x 8'9" (5.26m" x 2.67m")

Up and over door to front. access to the entrance hallway. Power and lighting.

### Outside Rear

Generous enclosed rear gardens that are laid to lawn with a paved patio area.



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