



14 Gadbury Fold, Atherton, M46 0GX

Offers over £120,000

ARC HOMES are delighted to offer FOR SALE this lovely GROUND FLOOR apartment situated within the sought after Gadbury Fold Development in Atherton. This beautiful apartment is well presented throughout and offers generous accommodation together with allocated parking and visitors spaces. Ideal for a range of buyers, early viewing is advised. Entry is via a secure communal entrance hallway. A private entrance hallway provides access into the impressive open plan living room incorporating sitting room and modern kitchen areas. There are two generous bedrooms and a modern bathroom. Outside, are well maintained communal grounds together with allocated parking and visitors spaces.



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		
	75	77
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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