



Apartment 21 Gadfield Grove, Atherton, M46 0SJ Offers over £120,000

ARC HOMES are delighted to offer FOR SALE this excellent penthouse apartment positioned on the ever sought after Gadbury Fold Development in Atherton. This fantastic property boasts generous accommodation, benefits from allocated parking and is offered with no onward chain. Entry is via a secure communal entrance hallway which rises to the second floor. A private entrance hall provides access into the impressive open plan family room incorporating sitting room, dining room and modern kitchen areas. There are two excellent double bedrooms both with skylight windows. The Master bedroom boasts a spacious modern en suite shower room. A modern bathroom completes the accommodation on offer. Outside, there are well maintained communal ground and allocated parking. Outside, there are well maintained communal grounds and allocated parking. This property is an ideal first time buyer, or buy to let opportunity.



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 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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