





9 Colliers Grove, Atherton, M46 0GT £130,000

ARC HOMES are delighted to offer FOR SALE this fantastic GROUND floor apartment situated within a lovely secure gated complex on the ever popular Gadbury Fold development. This excellent apartment is larger than average, is very well presented throughout and would be ideal for a range of buyers. Entry is via a secure communal door which leads to the apartment. The private entrance hallway provides access to a well proportioned sitting room and lovely modern kitchen. There are two double bedrooms and a modern bathroom. The master bedroom boasts a modern en suite shower room. Outside, this complex is gated and secure 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		
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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