



12 Gadbury Court, Atherton, M46 0SQ

Offers in excess of £375,000

ARC HOMES are delighted to offer FOR SALE this amazing executive four bedroom detached property, situated on the ever sought after Gadbury Fold Development in Atherton. This beautiful home offers excellent accommodation including three reception rooms, four bedrooms, south facing gardens and ample parking in front of a double garage. Properties of this style in this location are rarely available and early viewing is essential to avoid missing out. Entry is via a spacious entrance hallway which provides access to a handy downstairs cloakroom. The generous ground floor accommodation comprises of dual aspect sitting room, modern kitchen with separate utility room, separate dining room and useful study. To the first floor are four generous bedrooms and a family bathroom. the master bedroom benefits from an en suite shower room. Outside, the front gardens are enclosed and provide ample off road parking in front of a double garage. The enclosed rear gardens offer good outdoor space with a southerly aspect and have been designed to be low maintenance.



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		
	74	84
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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