



## 39 Gadfield Court, Atherton, M46 0SL £120,000

ARC HOMES are delighted to offer FOR SALE this excellent and very well presented GROUND FLOOR apartment positioned on the sought after Gadbury Fold Development in Atherton. This excellent home is flawlessly presented throughout and would be ideal for a range of buyers. A secure communal entrance hallway provides access to the ground floor apartment. A private entrance hallway leads into the well proportioned sitting room and modern fitted kitchen. French doors from the sitting open into a lovely patio area. There are two double bedrooms and a bathroom. Outside there are well maintained communal grounds and allocated parking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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