



32 Gadbury Fold, Atherton, M46 0GX £290,000

ARC HOMES are delighted to offer FOR SALE this fantastic four bedroom detached positioned on the ever sought after Gadbury Fold Development in Atherton. This beautiful home offers generous accommodation over three floors together with off road parking, garage and gardens. Early viewing is highly advised to avoid missing out on this ideal family home. Entry is via an entrance hallway which provides access into a handy downstairs cloakroom. A well proportioned sitting room sits to the front whilst the gorgeous modern kitchen dining room sits to the rear. To the first floor are three generous bedrooms and a family bathroom. The master bedroom benefits from a modern en suite shower room. A fitted staircase rises to the impressive second floor double bedroom which is complete with ample storage and skylight windows. Outside, the front gardens provide off road parking in front of the garage. The enclosed rear gardens are laid to lawn and provide generous outdoor space.



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	



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

