



12 Gadbrook Grove, Atherton, M46 0GZ Offers over £390,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning four bedroom executive detached home, positioned in a tucked away cul de sac position on the ever popular Gadbury Fold Development in Atherton. This stunning home offers generous accommodation throughout, together with ample parking, detached double garage and generous rear gardens. An ideal family home in a very sought after location and early viewing is highly advised. Entry is via a welcoming entrance hallway which provides access to the handy downstairs cloakroom and study room. A well proportioned sitting room sits to the front and has double doors opening into the impressive kitchen family room. The kitchen family room provides fantastic space and is finished with modern units, high end appliances and French doors which open into the rear gardens. A modern separate utility room completes the ground floor accommodation. To the first floor are four excellent bedrooms and a modern bathroom. The master bedroom benefits from a modern en suite shower room. Outside, this property is located at the head of a cul de sac with well presented open plan gardens providing ample off road parking in front of the detached double garage. The enclosed rear gardens are also well presented and laid to lawn with covered paved patio.



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		
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