





## 34 Gadbury Fold, Atherton, M46 0GX £350,000

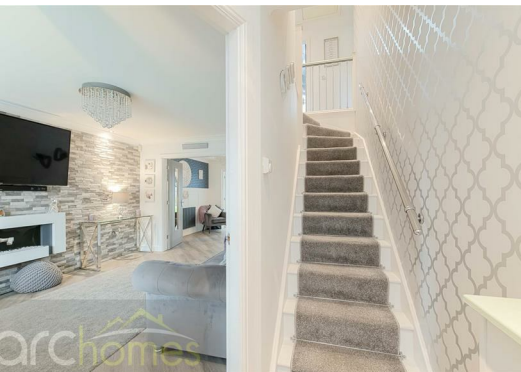
ARC HOMES are delighted to offer FOR SALE this absolutely stunning extended four bedroom detached home positioned on the ever sought after Gadbury Fold Development in Atherton. This gorgeous home is a true credit to the current owner and boasts fantastic family accommodation together with four generous bedrooms, ample parking and enclosed rear gardens. Ideal for a range of buyers, early viewing is highly advised to avoid missing out. Entry is via a welcoming entrance hallway which leads into the lovely well proportioned sitting room. Double doors from the sitting room open into the fantastic modern kitchen dining room finished with appliances, modern units and breakfast bar. A handy utility room sits off the kitchen and leads to a downstairs cloakroom. The property has been extended to the rear to create a simply stunning family room finished with French doors and sky light windows. To the first floor are four excellent bedrooms and a modern bathroom. The master bedroom boasts a modern en suite shower room. Outside, the front gardens are open plan and provide off road parking in front of the garage. The enclosed rear gardens are well presented and have been designed to be low maintenance.





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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