





5 Gadbury Fold, Atherton, M46 0GN Offers over £280,000

ARC HOMES are delighted to offer FOR SALE this fantastic spacious three story town house positioned on the ever sought after Gadbury Fold Development in Atherton. This lovely family home is a credit to the current owners and boasts very generous accommodation together with secure off road parking and detached garage. Entry is via an entrance hallway which leads into a lovely bay fronted dining room. The modern fitted kitchen dining room sits to the rear with French doors opening into the rear gardens and leads into a separate utility room and downstairs cloakroom. To the first floor is a well proportioned sitting room, double bedroom and bathroom. The master bedroom is located on the second floor and benefits from a modern en suite shower room. A further double bedroom completes the accommodation on offer. Outside, the front gardens are enclosed and low maintenance. The enclosed rear gardens are also low maintenance with a wooden hot tub area and bar. To the rear is off road parking accessed via electronic gates in front of the detached garage.

Please Note - The owner has advised us that they are in the process of purchasing the Freehold.



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		
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