




## 33 Gibfield Drive, Atherton, M46 0GR

### Offers over £375,000

ARC HOMES are delighted to offer FOR SALE this gorgeous FREEHOLD four bedroom detached property situated within a very sought after position on the ever popular Gadbury Fold development. This beautiful family home is very well presented throughout boasting generous accommodation together with lovely enclosed gardens and ample parking. Entry is via a spacious welcoming entrance hallway which provides access into the handy w.c. and well proportioned sitting room. To the rear sits a well designed modern kitchen dining room which opens into a separate lounge area giving a fantastic family room feel. A conservatory with French doors opening into the rear gardens completes the ground floor accommodation. To the first floor are four very generous bedrooms and a modern bathroom. Two bedrooms benefit from modern en suite shower rooms. Outside, the front gardens provide off road parking in front of an integral garage. the enclosed rear gardens are laid to lawn with paved patio areas and provide a good degree of privacy.





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		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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