



## 6 Gibfield Park Avenue, Atherton, M46 0SU

Offers over £225,000

ARC HOMES are delighted to offer FOR SALE this stunning three bedroom semi detached situated on the very popular Cottonfields Development in Atherton. This would be perfect for anybody looking for a modern family home and this example is completely ready to move into. With a very competitive asking price, early viewing is highly advised to avoid missing out. Entry is via an entrance hallway which provides access to a handy downstairs cloakroom. The modern fitted kitchen dining is spacious with integrated appliances. The well proportioned sitting room sits to the rear and boasts French doors which combine indoor and outdoor living space. To the first floor are three generous bedrooms and a modern bathroom. Outside, the generous front gardens are laid to lawn with a double driveway. The enclosed rear gardens are laid to lawn and offer generous outdoor space.





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 CO2 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>		
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