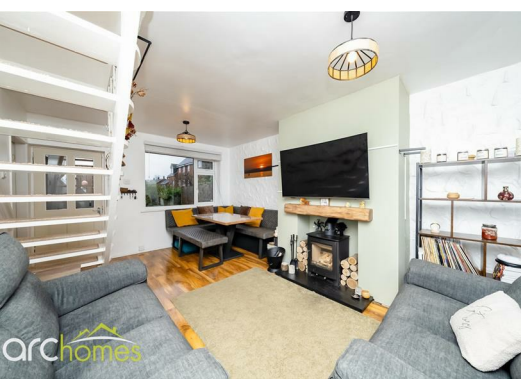




## 4 Gadbury Avenue, Atherton, M46 0LQ

Offers over £230,000

ARC HOMES are delighted to offer FOR SALE this lovely FREEHOLD three bedroom semi detached property situated within a very sought after location. This property is within a fantastic, quiet, tucked away position with larger than average gardens and off road parking to the rear. With no onward chain, Gadbury Avenue is ideal for a range of buyers and early viewing is highly advised. Entry is via an entrance porch which opens into the 24'4" sitting room. There is a lovely modern kitchen dining room finished with modern units, a ground floor bedroom which is currently being utilised as a study and modern ground floor bathroom. To the first floor are two double bedrooms which completes the accommodation on offer. Outside, this property is positioned within a tucked away off street spot with beautiful larger than average front gardens. The enclosed rear gardens are low maintenance and provide off road parking.





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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
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