



## Gadbury Fold, Atherton M46 0GN

£110,000

*We are delighted to offer FOR SALE this larger-than-average ground floor apartment situated within the highly sought-after Gadbury Fold Development in Atherton. With its private entrance and spacious layout, this excellent apartment is ideal for a range of buyers, including first-time buyers, downsizers, or investors. Early viewing is highly recommended! Upon entry, the private hallway leads into the impressive and generously sized sitting room, providing a bright and welcoming living space. Just off the living room sits the separate kitchen. The apartment boasts two well-proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room. A bathroom serves the second bedroom and guests. Externally, the property is surrounded by well-maintained communal grounds, adding to its appeal. To the rear, there is allocated parking, providing convenience and peace of mind. Located within walking distance of a small supermarket and a restaurant, the apartment also benefits from excellent transport links, with easy access to the Atherleigh Way Bypass, making it ideal for commuters. This fantastic ground floor apartment offers space, convenience, and a desirable location, making it a perfect home or investment opportunity!*

- GROUND FLOOR APARTMENT
- ENSUITE TO MASTER BEDROOM
- PRIVATE ENTRANCE
- NO ONWARD CHAIN
- CLOSE TO AMENITIES
- PARKING SPACE

**Hallway**

Steel front door, ceiling light point, storage cupboard, electric heater, laminate flooring.

**Lounge**

13' 10" x 20' 6" (4.208m x 6.239m) Ceiling light point x 2, electric heater, UPVC double glazed window to front x 2, laminate flooring.

**Kitchen**

13' 4" x 5' 10" (4.068m x 1.781m) Ceiling light point x 2, UPVC double glazed window to rear, lino flooring, wall base and drawer units, electric hob and oven, space for washing machine, fridge freezer, work surfaces, 1 1/2 sink unit with drainer and mixer tap, half tiled walls, airing cupboard.

**Bedroom One**

11' 3" x 10' 1" (3.437m x 3.081m) Ceiling light point, electric heater, UPVC double glazed window to rear, carpeted flooring, fitted wardrobes.

**Bedroom Two**

11' 1" x 8' 0" (3.389m x 2.436m) Ceiling light point, electric heater, UPVC double glazed window to side, carpeted flooring.

**Ensuite**

Ceiling light point, heated towel rail, tiled flooring, WC, basin, shower, half tiled walls.

**Bathroom**

5' 5" x 6' 5" (1.659m x 1.945m) Ceiling light point, heated towel rail, lino flooring, basin, WC, bath, part tiled walls.

**Tenure**

Leasehold

**Council Tax Band**

B



### ***Other Information***

*Water mains or private? Mains Parking arrangements?  
Allocated Flood risk? No Coal mining issues in the area? No  
Broadband how provided? Not Known If there are restrictions  
on covenants? Not Known Is the property of standard  
construction? Yes Are there any public rights of way? Not  
Known Safety Issues? Not Known*





Energy performance certificate (EPC)			
39 Gadbury Fold Atherton MANCHESTER M46 6GN	Energy rating <b>C</b>	Valid until:	17 March 2035
		Certificate number:	9438-3047-2207-9095-7204
Property type		Ground-floor flat	
Total floor area		62 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

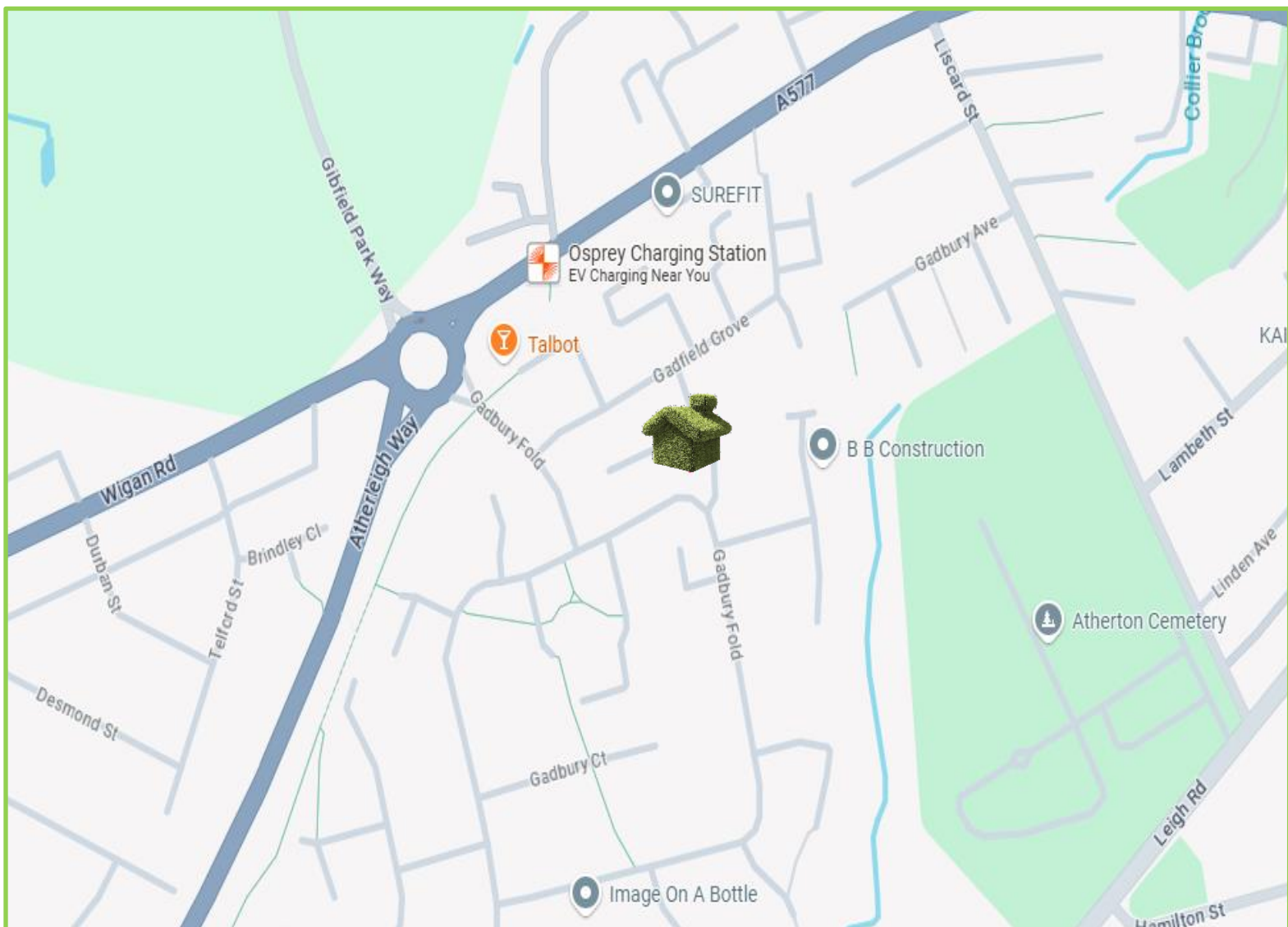
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60





Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents; this is the responsibility of the buyer.

*Viewing of this property is strictly by appointment through Stone Cross Estate Agents.*

Please note that it is not Stone Cross Estate Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.

Stone Cross Estate Agents LTD

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