



# Higham Estate Agents



## 5 Gadbury Court

Atherton, Manchester, M46 0SQ

**£425,000**

HIGHAM ESTATE AGENTS are proud to offer for sale this executive four bedroom detached home, situated on the ever sought after Gadbury Fold Development in Atherton. This immaculate family home offers excellent accommodation including two reception rooms, four double bedrooms, stunning gardens and ample parking leading to a double garage. In addition, the property is well located for a range of amenities including shops, outstanding schools and a selection of public houses and eateries. The property also sits within a close proximity to Atherton train station and the vantage bus route offering a range of commuting possibilities.

In brief the property comprises a welcoming entrance hallway with stairs leading to the first floor and doors leading onto the downstairs W/C, Modern kitchen and two reception rooms. The spacious lounge is located at the front of the property and boasts a bay window and internal double door leading through to the dining room. The dining room benefits patio doors leading through to the garden also creating a light and airy space and internal door leading back through to the entrance hallway. The stunning kitchen breakfast room benefits a range of modern wall and base units, integral appliances and door leading through to the utility room with door leading to the rear garden and internal door leading through to the garage. To the first floor a spacious landing with doors to four generously sized double bedrooms and a family bathroom with modern three-piece suite. All four bedrooms benefit from an abundance of storage wardrobes. The master bedroom features a large front bay window and a beautiful en-suite shower room. Externally to the rear sits a beautifully maintained, landscaped garden boasting both patio and lawned areas. To the front a driveway providing off road parking for numerous vehicles leads to the double garages.

Please note annual ground rent payment is paid of approximately £250PA on a 250 year lease from 2005 review period TBC

### Viewing

Please contact us on 01942 889080 if you wish to arrange a viewing appointment for this property or require further information.

- Four double bedrooms
- Two reception rooms
- Double garage and driveway
- Kitchen and utility room
- Stunning rear garden
- Full UPVC windows and gas central heating
- Leasehold 250 Years from 2005 £200PA
- Council tax band E



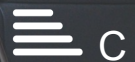
4



3

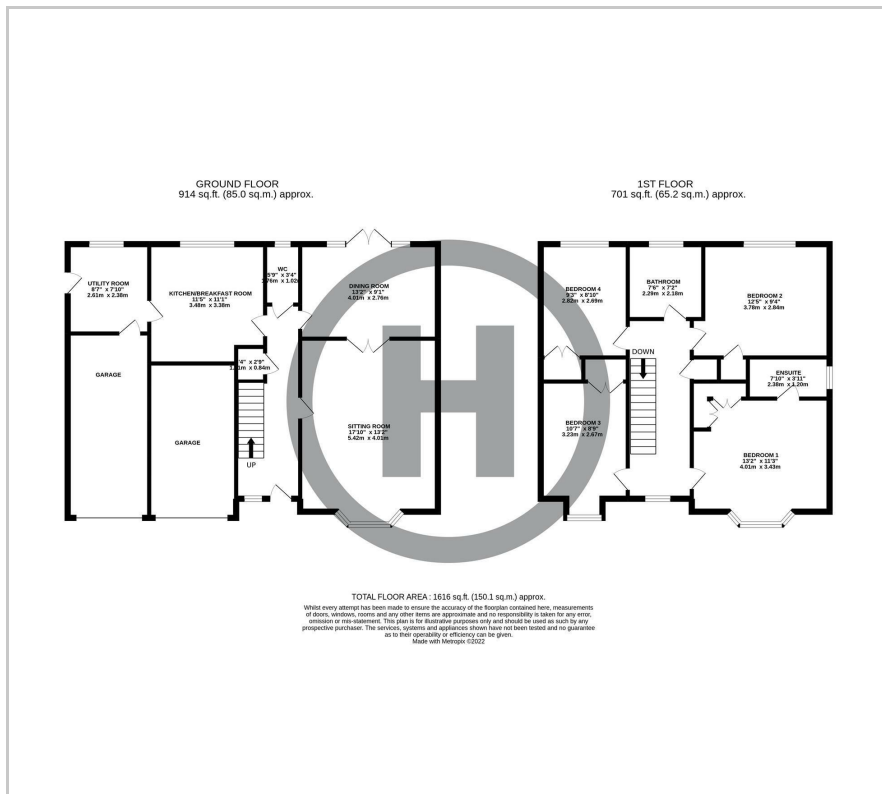


2



C

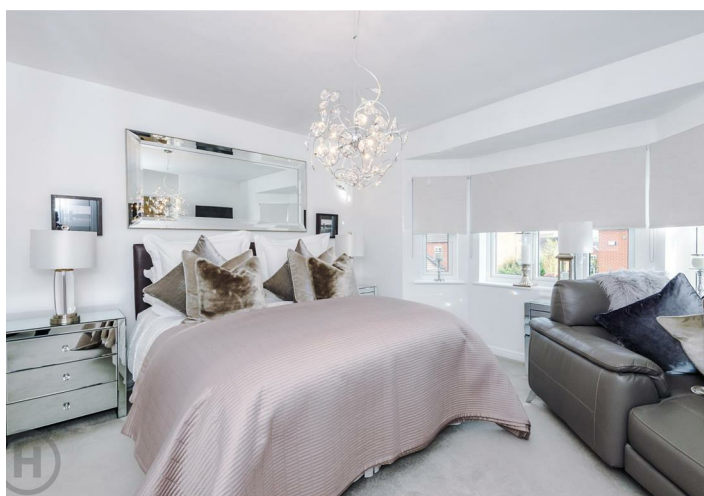
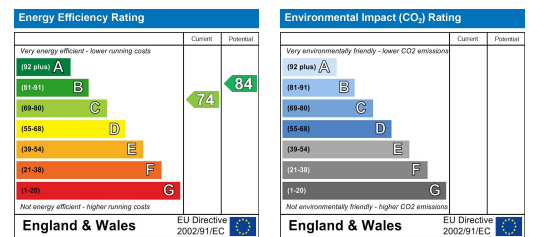
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.