BALMER & CO.

SALES & LETTINGS

Gadfield Court, Atherton, M46 0SL

£130,000











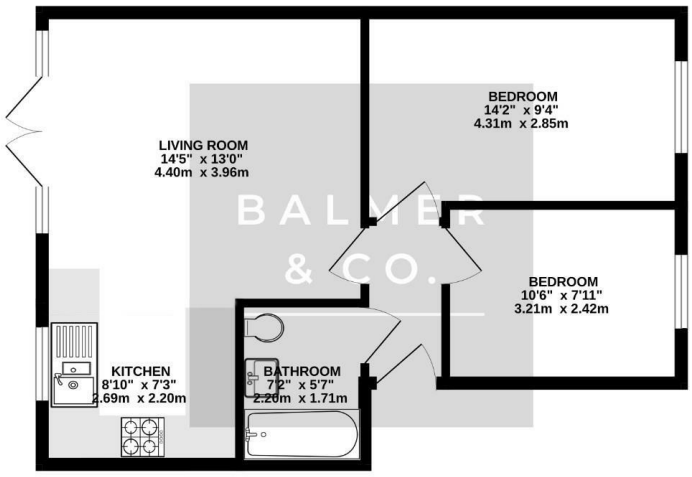




BALMER & CO in ATHERTON are delighted to offer FOR SALE this stunning two bedroom ground floor apartment, located on the ever popular Gadbury Fold development. Immaculately presented throughout and ideally offered with NO ONWARD CHAIN, it would be perfect for those looking for single floor living with access to outdoor space. Comprising in brief; secure intercom entrance system, hallway, large open plan living/dining room with French doors leading to the communal garden, modern fitted kitchen, large master bedroom, generous second bedroom, with a three piece bathroom suite completing the accommodation on offer. Externally, there are well maintained communal gardens with an allocated parking space as well as visitors parking. Early viewings highly recommended, all enquiries welcome.

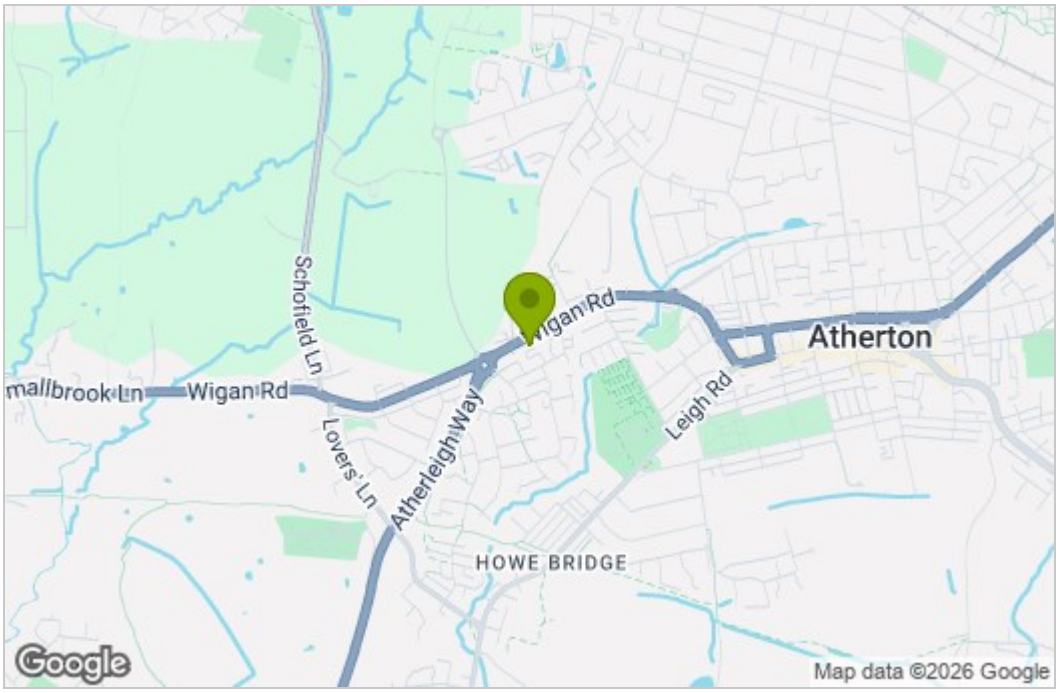
Floor Plan

GROUND FLOOR
526 sq.ft. (48.8 sq.m.) approx.

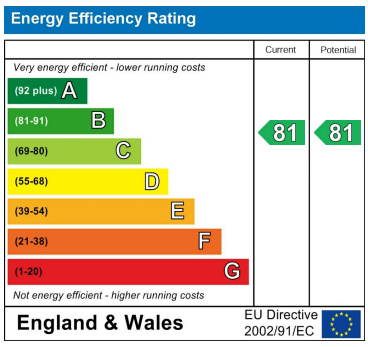


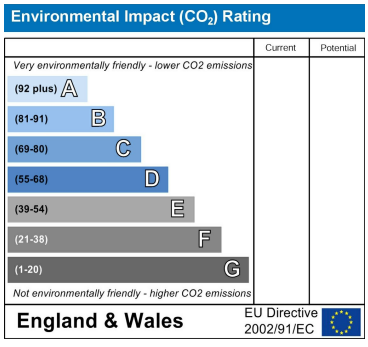
TOTAL FLOOR AREA : 526 sq.ft. (48.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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