




9 Gadbury Court, Atherton, M46 0SQ Offers over £350,000

ARC HOMES are delighted to offer FOR SALE this exceptional detached family home situated on the ever popular 'Gadbury Fold' Development. This well presented property offers generous living accommodation together with four generous bedrooms and off road parking. Entry is via a welcoming entrance hallway providing access to the well proportioned sitting room. To the rear sits a modern kitchen dining room with handy utility room and access to the garden. There is a useful cloakroom wc completing the ground floor accommodation. To the first floor are four generous bedrooms, master ensuite shower room and a family bathroom. Outside, there is a larger than average garden to the rear, whilst to the front is a low maintenance garden, off road parking and garage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	



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