

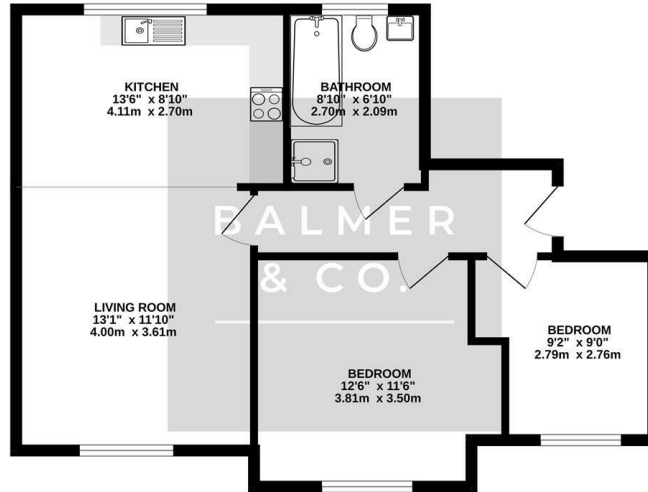
Gadbury Fold, Atherton, M46 0GX  
Offers Over £120,000



BALMER & CO in ATHERTON are delighted to offer FOR SALE this fantastic two bedroom ground floor apartment on the ever popular Gadbury Fold development in Atherton. Very nicely presented throughout having been well maintained by its current owner, this property comprises in brief of entrance hallway, large living room, modern fitted kitchen with integrated appliances, large master bedroom, second single bedroom, with a four piece bathroom competing the accommodation on offer. Externally there is a communal carpark and access to the building is provided via a secure intercom entry system. The property is located at the top of Gadbury Fold providing easy access on and off the development. Early viewings highly recommended, all enquiries welcome.

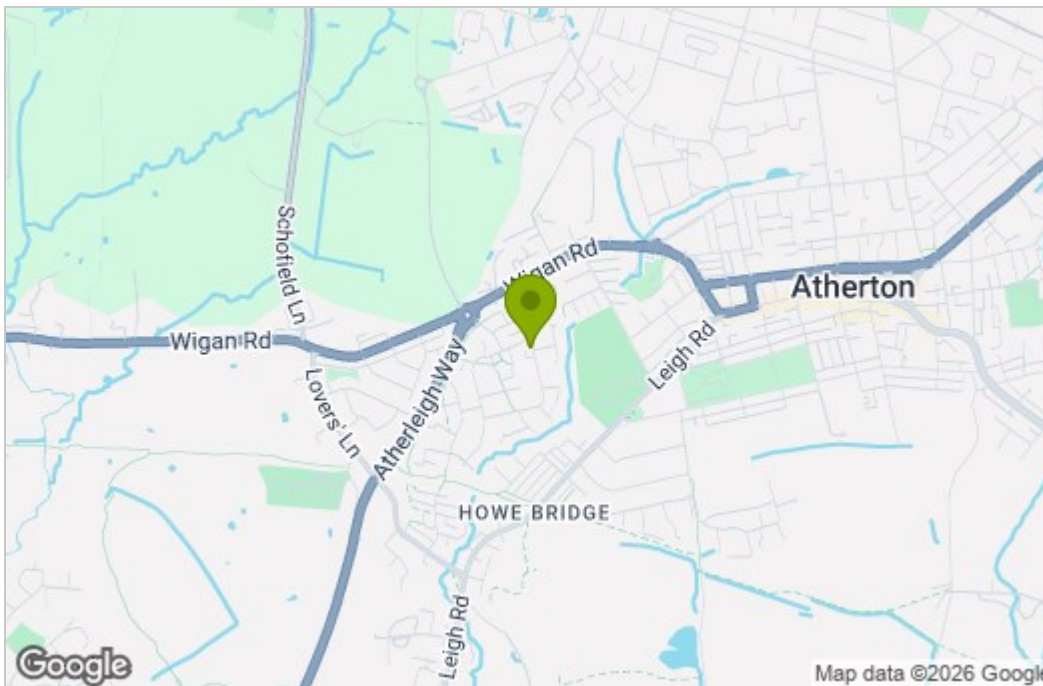
## Floor Plan

GROUND FLOOR  
601 sq.ft. (55.9 sq.m.) approx.

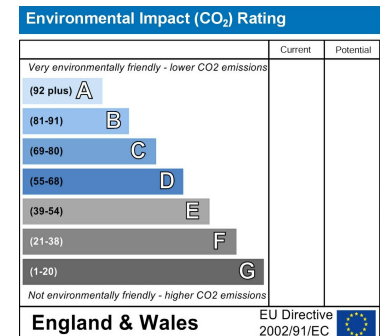
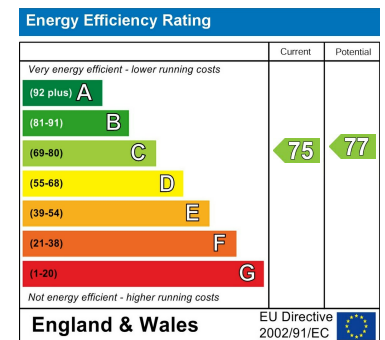


TOTAL FLOOR AREA: 601 sq.ft. (55.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, doors and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for information purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency can be given.  
Made with Metronix iCAD

## 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.