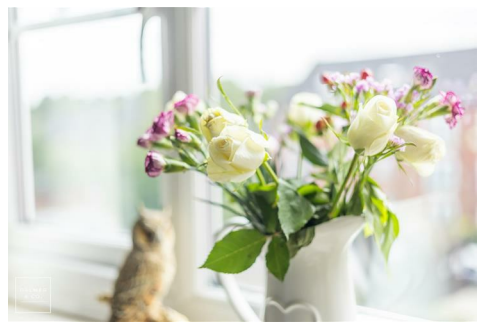


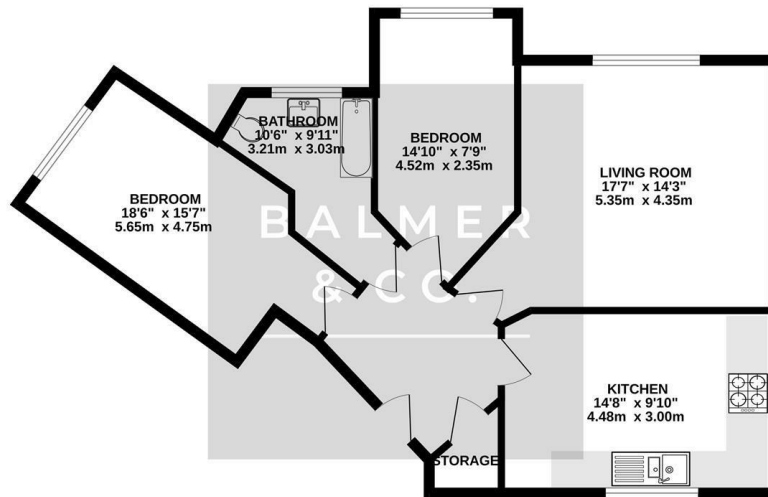
Gadfield Court, Atherton, M46 0SL
O.I.R.O £130,000



BALMER & CO in ATHERTON are delighted to offer FOR SALE this two bedroom second floor apartment located on Gadfield Court on the ever popular Gadbury Fold development in Atherton. Well presented throughout it would make an ideal first time buy. Entrance to the building is via a communal entrance with secure intercom system and open staircase to the first and second floor. Entrance to the property reveals a hallway leading to the living room and a modern fitted kitchen/dining room. Two double bedrooms and a modern four piece bathroom suite complete the internal accommodation. Externally, there are communal gardens plus an allocated and visitors parking spaces. Early viewings highly recommended, all enquiries welcome.

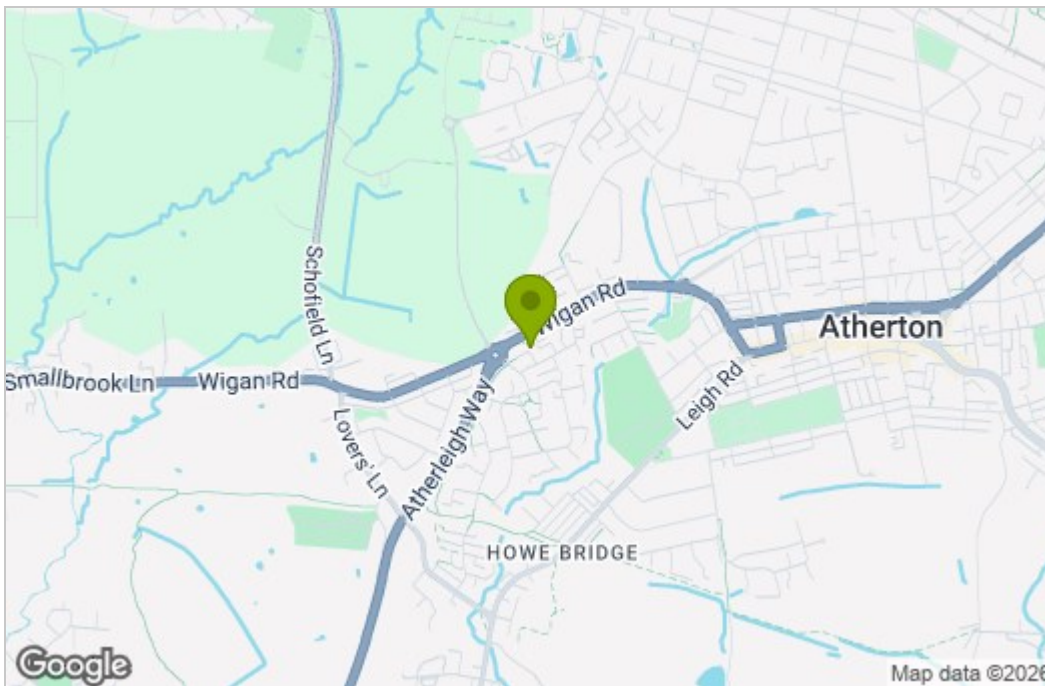
Floor Plan

GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.

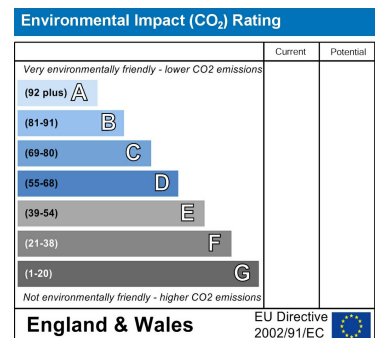
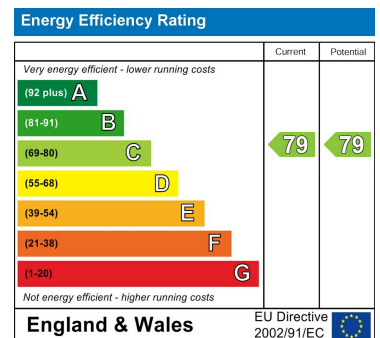


TOTAL FLOOR AREA: 716 sq.ft. (66.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance 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 is given 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.