Gadbury Court, Atherton, M46 0SQ

Offers Over £330,000









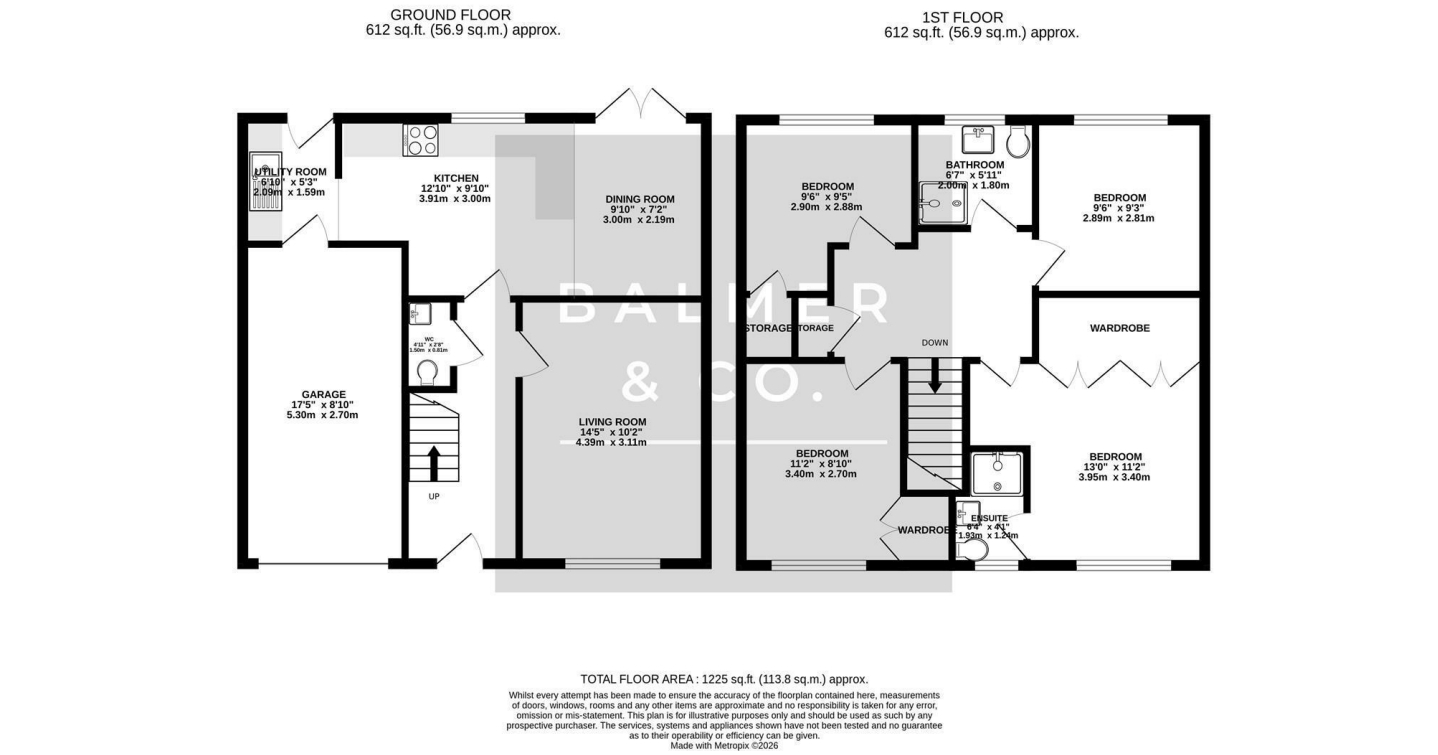






BALMER & CO in ATHERTON are delighted to offer FOR SALE this four bedroom detached property located on the highly popular Gadbury Fold development in Atherton. Well presented throughout offering four generous sized bedrooms it would make a great family home. The ground floor comprising in brief; entrance hallway with w.c under the stairs, living room, fitted kitchen/dining room with separate utility room and an integral garage. To the first floor is a large master bedroom with fitted storage and an en-suite shower room, a second double bedroom with fitted storage, a third double bedroom, a single bedroom with fitted storage and a three piece family shower room. Externally, there is off road parking to the front of the property whilst to the rear there is a good sized, split level garden which has artificial lawn keeping it low maintenance. Early viewings highly recommended, all enquiries welcome.

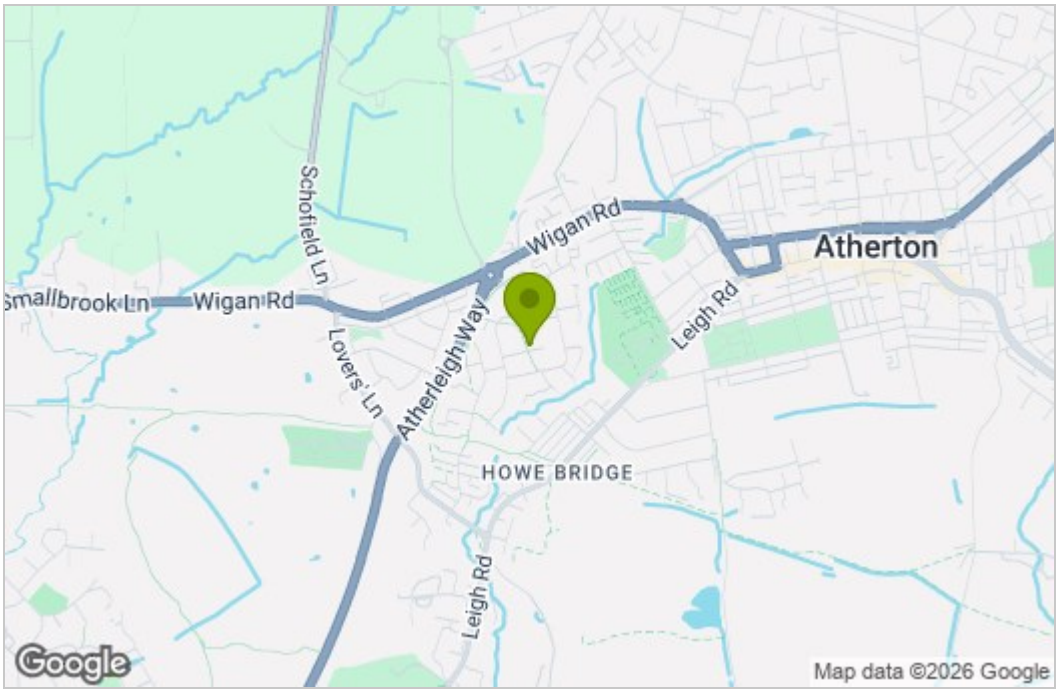
Floor Plan



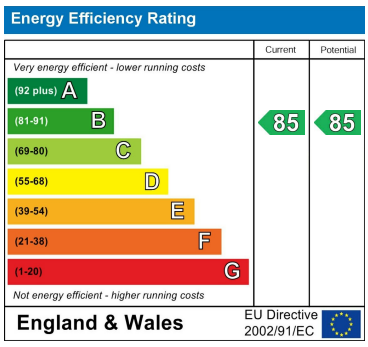
TOTAL FLOOR AREA : 1225 sq.ft. (113.8 sq.m.) approx.

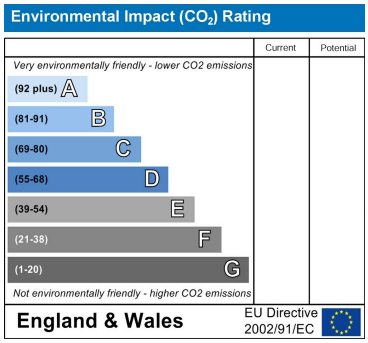
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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