

Gadbury Fold, Atherton, M46 0GX

£475,000

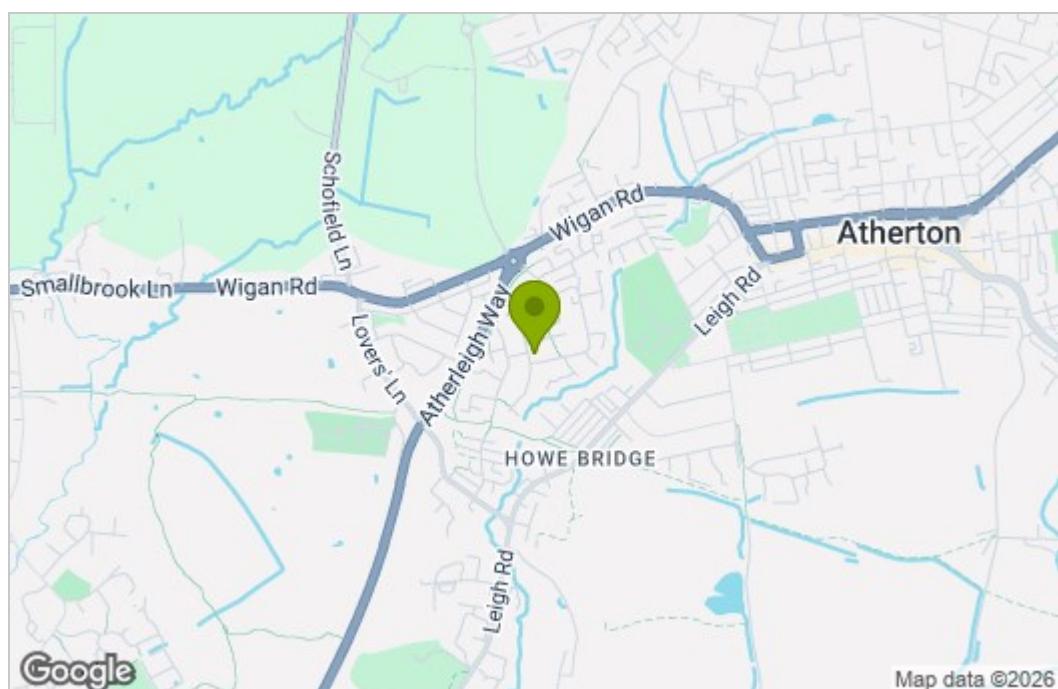


BALMER & CO in ATHERTON are delighted to offer FOR SALE this stunning six bedroom detached family home, located on the ever popular Gadbury Fold development in Atherton. Presented in show home standard throughout with an extension to the rear plus an additional loft conversion, it is the perfect family home and a true credit to its current owners. The ground floor comprising in brief; entrance hallway, living room, stunning open plan kitchen/dining room with integrated appliances and separate utility room, a further sitting area, w.c and an integral garage. To the first floor are four double bedrooms, the master benefitting from an en-suite shower room and air conditioning unit, and a three piece bathroom suite. A fixed staircase takes you to the second floor where you'll find two further bedrooms, currently used as office space. Externally, there is off road parking for two vehicles to the front of the property with an enclosed, low maintenance garden to the rear complete with artificial lawn and composite decking. Early viewings highly recommended, all enquiries welcome.

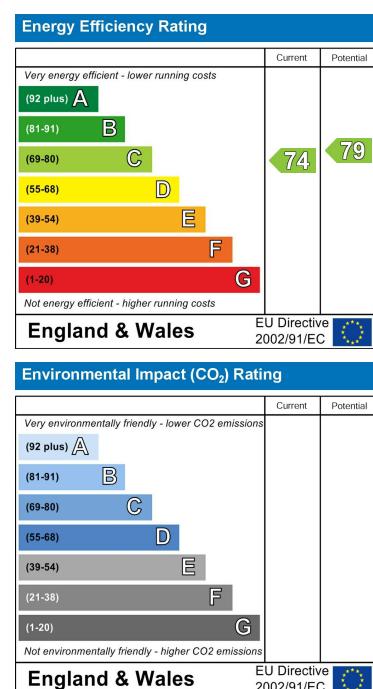
## Floor Plan



## Area Map



## Energy Efficiency Graph



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