Gadbury Fold, Atherton, M46 0GX

£130,000











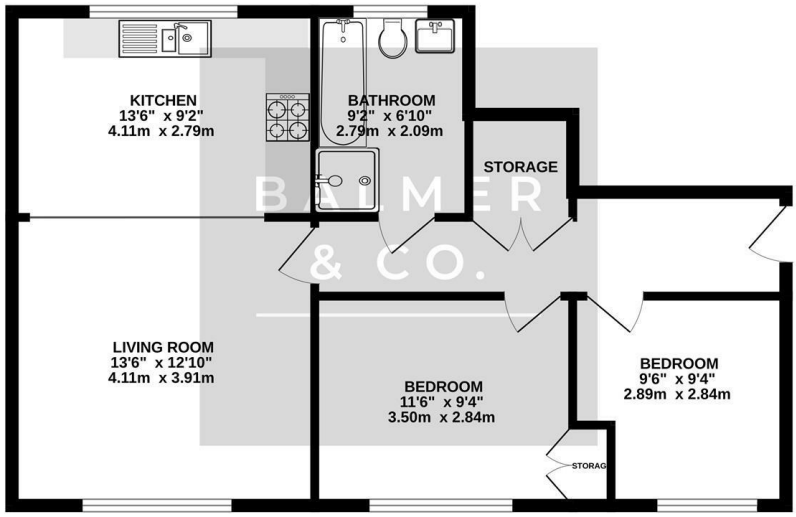




BALMER & CO in ATHERTON are delighted to offer FOR SALE this fantastic two bedroom second floor apartment on the ever popular Gadbury Fold development in Atherton. Immaculately presented throughout and conveniently placed for access to Atherton town centre, it would be great for first time buyers. Comprising in brief; secure intercom system, communal staircases taking you to the second floor, entrance hallway, open plan living room/kitchen with integrated appliances, master bedroom with fitted wardrobes, single bedroom with fitted wardrobes. A four piece bathroom suite completes the internal accommodation. Externally, there is a shared carpark with two allocated parking spaces. Early viewings highly recommended, all enquiries welcome.

Floor Plan

SECOND FLOOR
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 659 sq.ft. (61.2 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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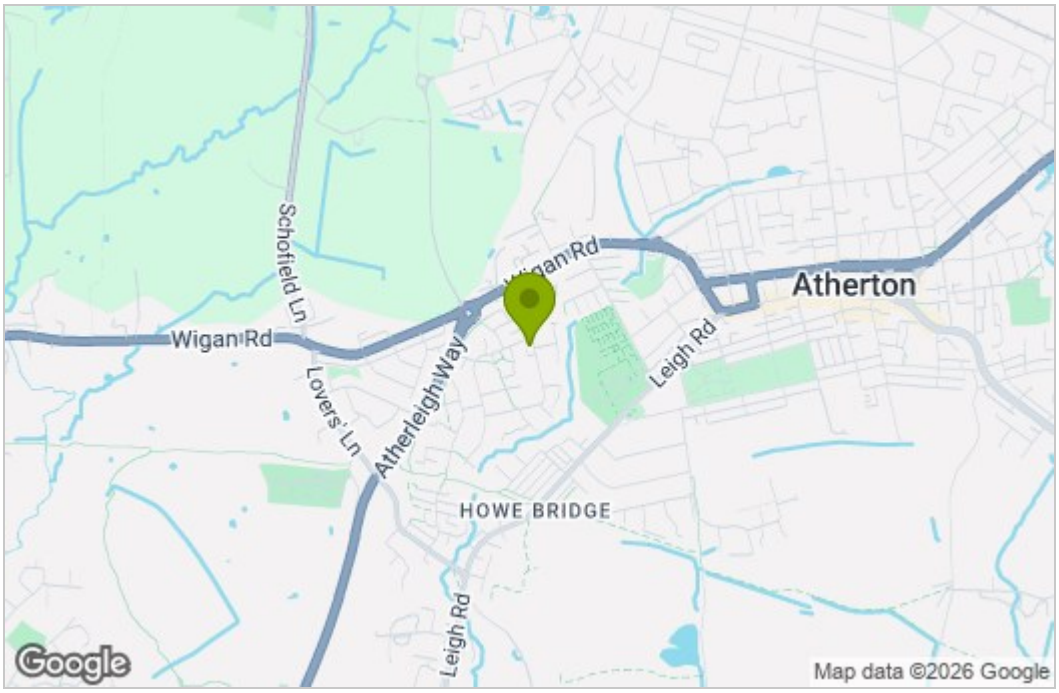
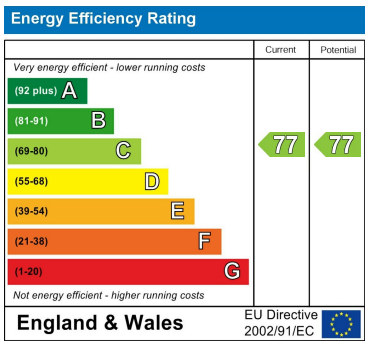
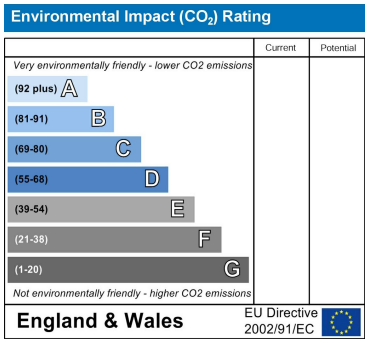
Area Map



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.

63 Market Street, Atherton, Greater Manchester, M46 0DA
Tel: 01942 316062 Email: atherton@balmerandco.co.uk
www.balmerandco.co.uk