

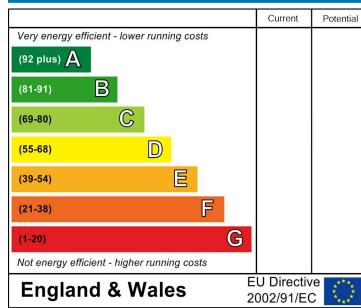
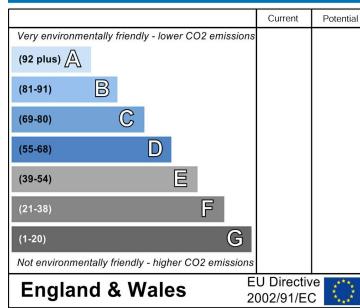


## 4 Gadbury Avenue, Atherton, M46 0LQ

Offers over £220,000

ARC HOMES are delighted to offer FOR SALE this lovely FREEHOLD three bedroom semi detached property situated within a very sought after location. This property is within a fantastic, quiet, tucked away position with larger than average gardens and off road parking to the rear. With no onward chain, Gadbury Avenue is ideal for a range of buyers and early viewing is highly advised. Entry is via an entrance porch which opens into the 24'4" sitting room. There is a lovely modern kitchen dining room finished with modern units, a ground floor bedroom which is currently being utilised as a study and modern ground floor bathroom. To the first floor are two double bedrooms which completes the accommodation on offer. Outside, this property is positioned within a tucked away off street spot with beautiful larger than average front gardens. The enclosed rear gardens are low maintenance and provide off road parking.



**Energy Efficiency Rating****Environmental Impact (CO<sub>2</sub>) Rating**

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