



40 Gadfield Court, Atherton  
£110,000

**Miller Metcalfe**  
*Every step of the way*

## 40 Gadfield Court

Atherton, Manchester

Simply Must Be Viewed - First Floor Apartment, Two Good Sized Bedrooms, Lounge Dining Room with Fitted Kitchen, Three Piece Family Bathroom, Communal Gardens and Residents Parking.

Situated within a select development of similar homes in the highly popular area of Atherton, this second floor apartment offers exceptionally well proportioned living space and simply must be viewed internally to be fully appreciated.

The spacious accommodation comprises an inviting entrance hall, fabulous lounge dining area, a fitted kitchen with integrated appliances, two good sized bedrooms plus a three piece bathroom which completes the internal living space. Outside there are well tended communal gardens and a large residents car park spaces offering ample off road parking.

The location is within easy access to the many shops and amenities that Atherton and the surrounding areas has to offer and is well placed for well renowned public and private schooling. It is also ideal for access to major transport links making it ideal for those looking to commute into Manchester and across the North West.

Rarely do homes of this type remain on the market for long and as such, early viewing is recommended.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

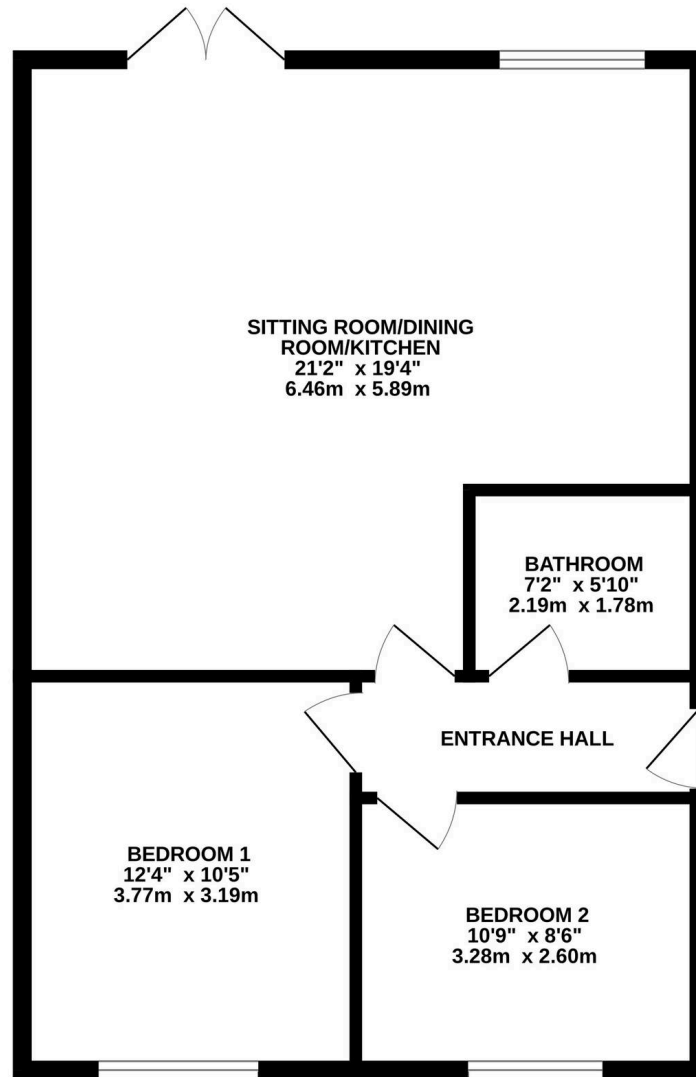








GROUND FLOOR  
672 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA : 672 sq.ft. (62.4 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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