

Gadbury Fold, Atherton, M46 0GN
£400,000



BALMER & CO in ATHERTON are delighted to offer FOR SALE this stunning three storey, four bedroom detached home, located on the ever popular Gadbury Fold development in Atherton. Immaculately presented throughout after being lovingly improved by its current owners, it offers spacious and versatile accommodation and would be perfect for families. The ground floor comprising in brief; entrance hallway with downstairs w.c., sitting/dining room currently used as a gym, a modern fitted kitchen with integrated appliances and a separate utility room. To the first floor you'll find a spacious lounge, double bedroom currently used as an office and a modern family bathroom suite. To the second floor you'll find a master bedroom with an en-suite shower room, a second double bedroom as well as a third double bedroom, currently used as a dressing room. A modern family shower room completes the internal accommodation. Externally, the property has a garden frontage with a car port and driveway with EV charger leading to a detached garage. To the rear is a gorgeous, private enclosed garden with artificial lawn and porcelain tiles. Early viewings highly recommended, all enquiries welcome.

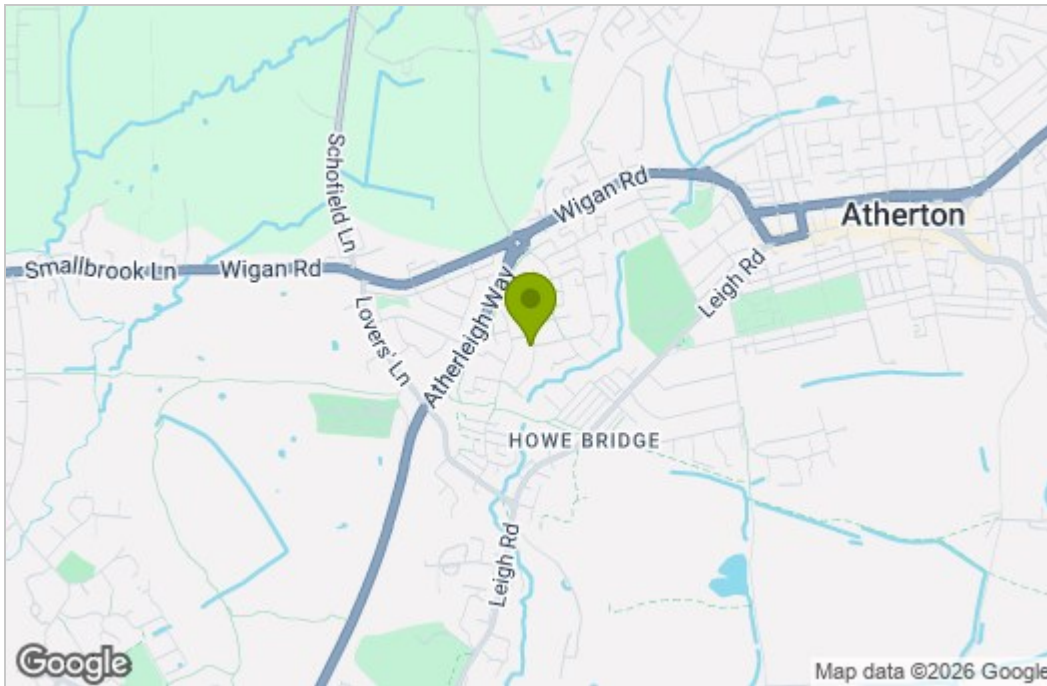
Floor Plan



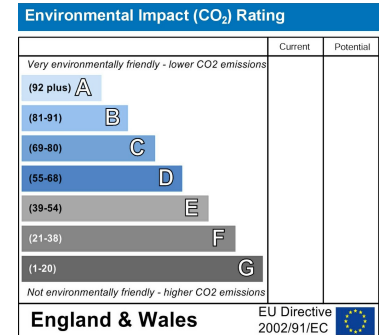
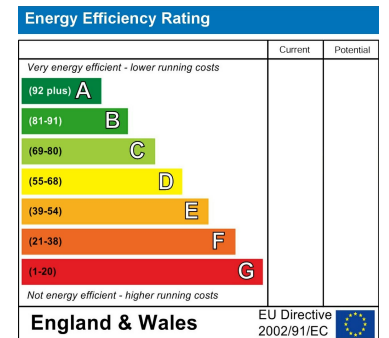
TOTAL FLOOR AREA : 1466 sq.ft. (136.2 sq.m.) approx.

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



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