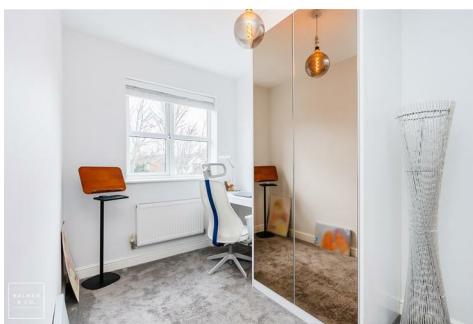
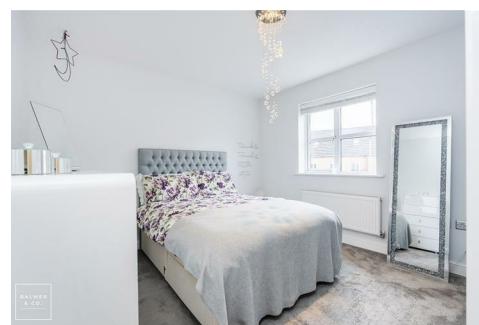


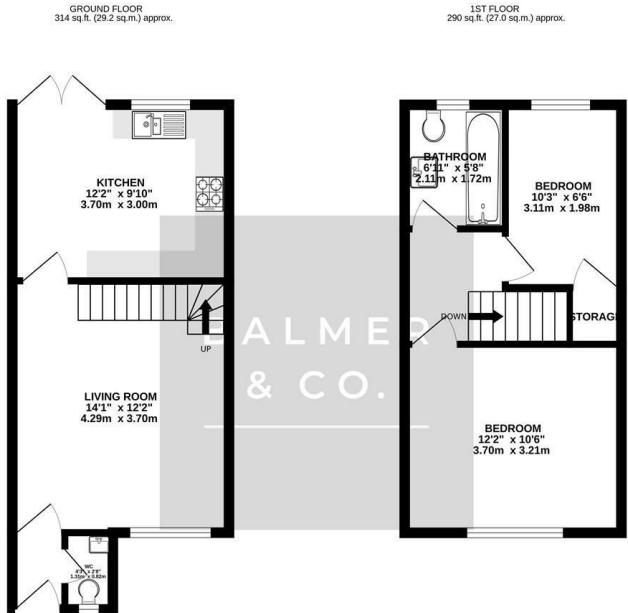
Gadfield Grove, Atherton, M46 0SJ

£180,000



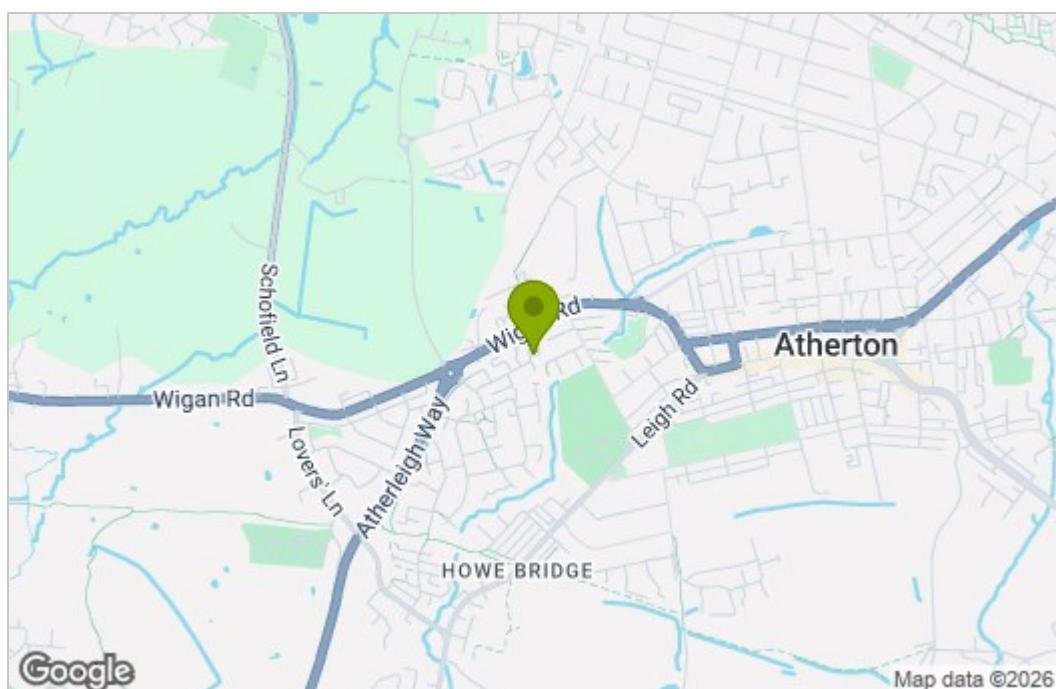
BALMER & CO in ATHERTON are delighted to offer FOR SALE this modern, two bedroom mid terraced property, located on the highly popular Gadbury Fold development in Atherton. Well presented throughout and conveniently placed for access to a range of amenities it would be perfect for first time buyers or those looking to downsize. The ground floor comprising in brief; entrance with w.c, lounge with staircase to the first floor and a modern fitted kitchen/dining room with patio doors to the rear garden. To the first floor are two bedrooms, one double and one single, both benefitting from fitted wardrobes which are still under warranty and a part tiled bathroom suite. Externally, there is an enclosed garden to the front of the property with a good sized garden to the rear offering a fantastic level of privacy as it is not overlooked. It also comes with two allocated parking spaces, also to the rear. Early viewings highly recommended, all enquiries welcome.

Floor Plan

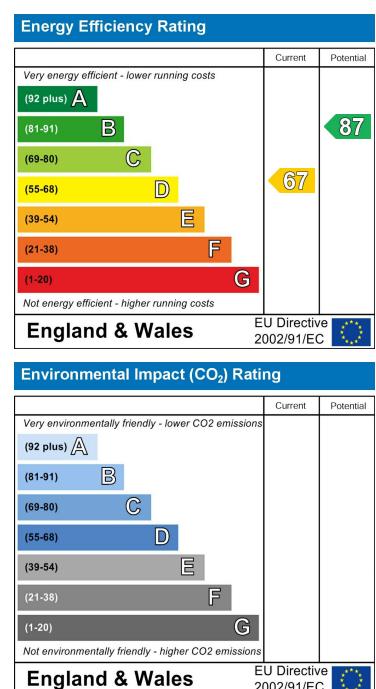


TOTAL FLOOR AREA: 604 sq ft (56.1 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any inaccuracy. The floorplan is for illustrative purposes only and is not to scale. It is not intended to be a contract document and no guarantee is given as to their operability or efficiency can be given.
Meets with Energy Performance Certificate 2025

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.