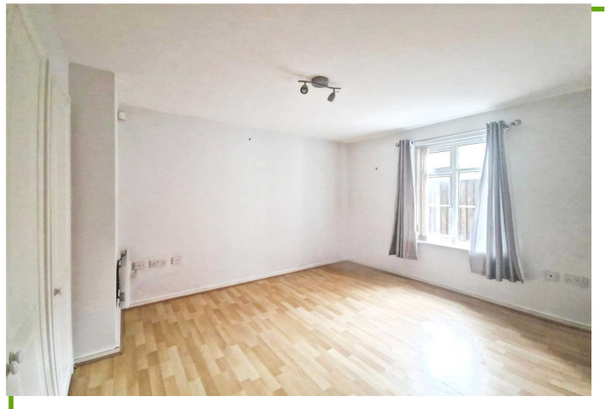
















Gadbury Fold, Atherton,
Manchester, Greater Manchester,
M46

Asking Price: £100,000

Tenure: Leasehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Gadbury Fold, Atherton, Manchester, Greater Manchester, M46

Asking Price: £100,000 Tenure: Leasehold

Council Tax Band: B
EPC Rating: C
Local Authority: Wigan Borough Council

Other important information which you will need to know about this property can be found at your-move.co.uk

This spacious two bedroom, ground floor maisonette is perfect for first-time buyers, people looking to downsize and buy-to-let investors! With two double bedrooms and an allocated parking space in the communal car park, this property needs to be viewed to be fully appreciated!

Perfectly positioned on a popular estate of modern-build family homes and apartments, a short walk to local shops, pub and regular bus services to Manchester city centre and surrounding areas. The supermarkets at...

Entrance Hall
Private front door with storage cupboard.

Living Room
20'5" x 13'9" (6.22m x 4.2m)
Spacious living room with space for dining area, with two windows facing the front and access to the kitchen.

Kitchen
13'4" x 5'10" (4.06m x 1.78m)
Great size kitchen with wall and base units, plenty of worksurface, sink and integrated oven and hob. Built-in storage cupboard.

Bedroom One
11'3" x 10' (3.43m x 3.05m)
Double bedroom with built-in wardrobes.

Ensuite
7'7" x 5'6" (2.3m x 1.68m)
Fitted with a corner shower cubicle, WC and hand wash-basin.

Bedroom Two
11'2" x 8' (3.4m x 2.44m)
Double bedroom with window facing the front.

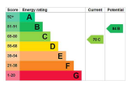
Bathroom
6'5" x 5'6" (1.96m x 1.68m)
Fitted with a bath, WC and hand wash-basin.

External
Communal gardens and allocated parking space in the communal car park.

Tenure
Leasehold, 125 Years From 1/1/2005, £125PA Ground Rent, Approx £1,150 PA Ground Rent.

EPC Rating
C

Council Tax Band
B

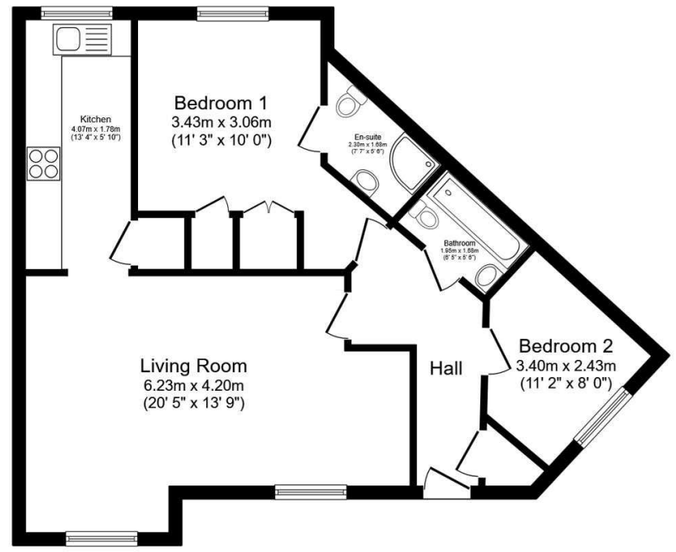


For full EPC please contact the branch.

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All measurements are approximate and have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause: measurements are approximate. Not to Scale. For illustrative purposes only.



Floor Plan

Total floor area: 62.5 sq.m. (673 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Other important information about this property that you need to know can be found at your-move.co.uk

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