

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Gadfield Court, Atherton

Asking Price £135,000



Situated in a popular area and on a modern development with good access to motorway networks is this second floor modern apartment with two bedrooms with communal gardens and residents car park



In further detail the property includes:- On the ground floor: Communal entrance. Entrance hall, lounge with dining area and kitchen. There are two bedrooms and bathroom/WC. The property is heated by gas central heating.

GROUND FLOOR:

COMMUNAL ENTRANCE HALL

NUMBER 12 – SECOND FLOOR:

ENTRANCE HALL

LOUNGE/DINING AREA 14'8 (max) x 14'2 (max) (4.47m (max) x 4.32m (max))

TV Point. Radiator. Electric fire. Juliette Balcony.

KITCHEN 9'0 (max) x 7'6 (max) (2.74m (max) x 2.29m (max))

Fully fitted kitchen comprising base units and wall cupboards. Oven. Hob. Extractor fan. Inset sink with mixer tap. Plumbing for washing machine.

BEDROOM 14'4 (max) x 9'5 (max) (4.37m (max) x 2.87m (max))
Radiator.

BEDROOM 10'8 (max) x 8'2 (max) (3.25m (max) x 2.49m (max))
Radiator.

BATHROOM

Panelled bath with shower fitment over bath and shower screen. Pedestal wash hand basin. Low level WC. Radiator. Partly tiled walls.

OUTSIDE:

PARKING

The property has the benefit of private parking for residents of the apartments.

GARDENS

The property is surrounded by communal gardens.

TENURE

Leasehold

SERVICE CHARGE

Approx £115 PM.

GROUND RENT

£150 PA

COUNCIL TAX

Council Tax Band A

VIEWING

By appointment with the agents as overleaf.

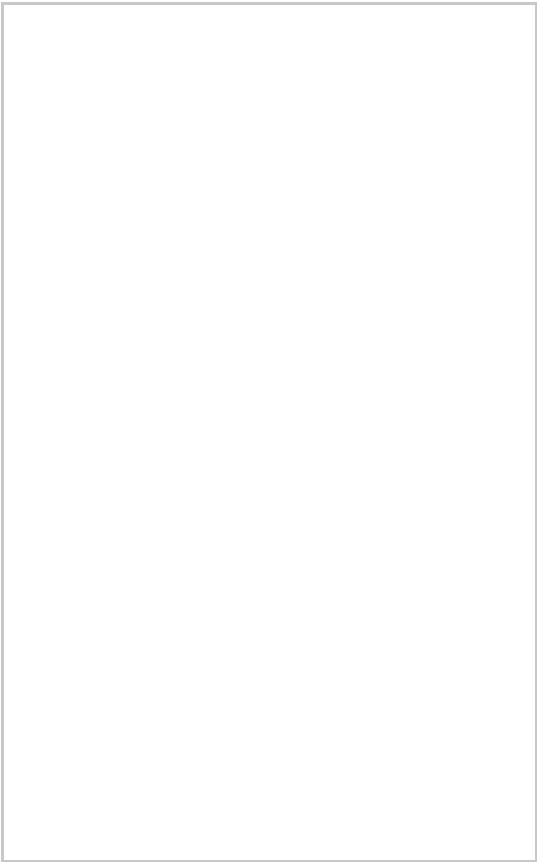
PLEASE NOTE

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

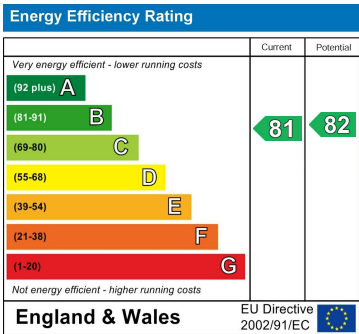
Area Map



Floor Plans



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