



JONES POTTS TAYLOR



## 44 Gadfield Grove

Atherton, Manchester, M46 0SJ

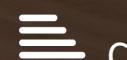
£1,200 PCM

JonesPottsTaylor are pleased to present TO LET this recently refurbished, three bedroom, garden fronted, end townhouse. Situated on the popular Gadbury Fold development in Atherton, close to local schools, shops and amenities. The property briefly comprises of; entrance hallway, downstairs W.C / cloakroom, kitchen with appliances and a living / dining room with patio doors opening to the rear. To the first floor is a double bedroom, a single bedroom and a family bathroom with three piece suite. The master bedroom with a larger than average en-suite shower room can be found on the second floor. Outside are gardens to the front, side and rear with a driveway and detached garage at the front pathway, providing ample off road parking.

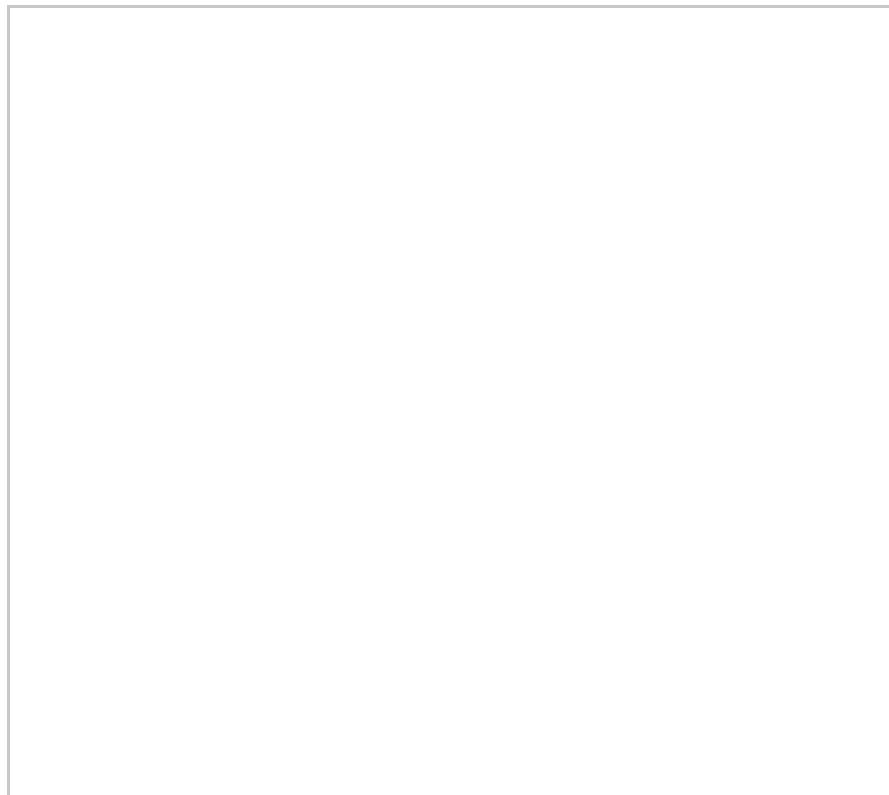
Viewings are a must and to be held under a block viewing schedule.

### Viewing

Please contact our Jones Potts Taylor Office on 01942 368600 if you wish to arrange a viewing appointment for this property or require further information.



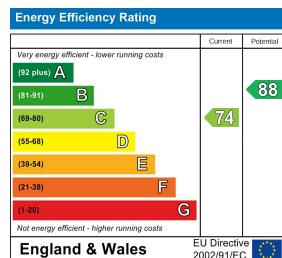
## Floor Plan



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