



28 Albion Close, M46 0GL £995 Per month

ARC HOMES are delighted to offer TO LET this lovely two-bedroom semi-detached home positioned at the end of a sought after Gadbury Fold cul de sac. This excellent property is well presented and available immediately for £995 pcm with a £1148 deposit. Entry is via an entrance hallway which provides access into the handy downstairs W/C and the well-proportioned sitting room. A modern refitted kitchen dining room opens into a fantastic orangery which leads into the rear gardens. To the first floor are two generous bedrooms and a modern bathroom. Outside, there is allocated parking just off plot whilst to the rear is an enclosed rear garden providing generous outdoor space and a good degree of privacy. Restrictions - No Pets and Bond Scheme or Council Assisted Scheme not accepted.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<div> <div></div> <div>74</div> </div>		
England & Wales <div> <div>EU Directive</div> <div>2002/91/EC</div> <div></div> </div>		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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