



14 1 Clayborne Court, Atherton, M46 0SR

Offers over £120,000

*** TENANT IN SITU*** ARC HOMES are delighted to offer FOR SALE this gorgeous top floor apartment situated on the ever popular Godbury Fold Development in Atherton. This lovely apartment is well presented and boasts a lovely open plan living room. An ideal investment with competitive asking price together with allocated parking and no onward chain, early viewing is highly advised to avoid missing out. This property currently has a tenant in situ paying £750pcm. Entry is via a secure communal entrance hallway with stairs leading to the top floor. A private entrance hallway provides access into the well proportioned open plan living room which incorporates lounge, dining and modern kitchen areas. There are two generous bedrooms and a lovely modern bathroom. The master bedroom benefits from a modern en suite shower room. Outside there are well maintained communal grounds together with allocated parking and visitors spaces. * PLEASE NOTE, THE CURRENT TENANCY IS IN PLACE UNTIL APRIL 2026 SO CAN BE SOLD AS VACANT FROM THEN IF REQUIRED *



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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