



4 Beckford Court, Tyldesley, M29 8GF £120,000

ARC HOMES are delighted to offer FOR SALE this excellent two bedroom FIRST FLOOR apartment situated within a modern GATED DEVELOPMENT in Tyldesley. Beckford Court is a lovely secure development of apartments conveniently positioned within close proximity of Tyldesley's Town Centre and V2 guided busway. Well presented throughout and competitively priced, early viewing is advised to avoid missing out. Entry is via a secure communal entrance hallway with stairs and an elevator leading to the first floor to the apartment. A private entrance hallway has handy storage and provides access into the well proportioned sitting room. The kitchen sits off the sitting room and is finished with modern units and integrated appliances. There are two generous bedrooms and a modern bathroom. The master bedroom benefits from an en suite shower room. Outside, the development is enclosed with secure electronic gates with well maintained communal grounds and allocated parking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	81	81
(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 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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