



## 14 1 Clayborne Court, Atherton, M46 0SR

Offers over £120,000

ARC HOMES are delighted to offer FOR SALE this gorgeous top floor apartment situated on the ever popular Gadbury 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. 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. ALTERNATIVELY THE CURRENT TENANT IS PAYING £750pcm AND WOULD BE HAPPY TO STAY \*



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599  
info@arc-homes.net

