




## 5, Block 1 Thorncroft Avenue, Astley, Tyldesley, M29 7TA £130,000

ARC HOMES are delighted to offer FOR SALE this fantastic SECOND FLOOR apartment positioned in a sought after Gin Pit Location in Astley. This lovely apartment boasts generous accommodation together with secure gated parking and NO ONWARD CHAIN and would suit a range of buyers. Entry is via a secure communal entrance leading to a private entrance hallway, providing access to the open plan living room and modern refitted modern kitchen. There are two excellent bedrooms, ensuite to master bedroom and a modern bathroom. Outside, there are well maintained communal grounds and allocated parking within the secure gated development. Early viewing is highly advised.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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