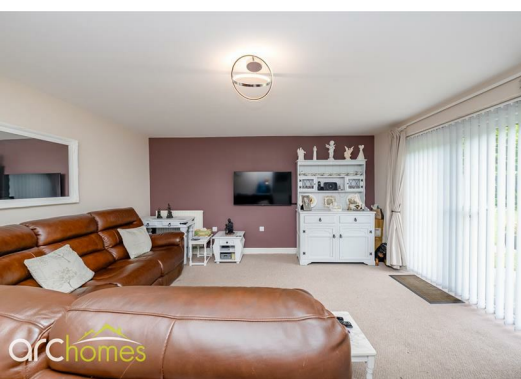




16 Phaeton Close, Atherton, M46 0SF

Offers over £130,000

ARC HOMES are delighted to offer FOR SALE this lovely two bedroom GROUND FLOOR apartment positioned within a sought after quiet spot in Howe Bridge. This lovely apartment would suit a range of buyers and early viewing is highly advised. Entry is via a secure communal entrance hallway which leads to the apartment. A private entrance hallway provides access into the well proportioned sitting room which has French doors opening into the communal grounds. The fantastic modern edited kitchen sits just off the sitting room. There are two generous double bedrooms and a modern shower room. Outside, there is allocated parking and well maintained communal gardens.



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		
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		
England & Wales		EU Directive 2002/91/EC 



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