



Apartment 1, 1 Thorncroft Avenue, Tyldesley, M29 7TA

Offers over £130,000

ARC HOMES are delighted to offer FOR SALE this fantastic GROUND FLOOR apartment positioned in a sought after Gin Pit Location in Astley. This lovely apartment is well presented throughout boasting generous accommodation together with secure gated parking and offered with no onward chain. Entry is via a secure communal entrance leading to a private entrance hallway, providing access to the impressive 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) 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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