



## Apartment 9 Shalefield Gardens, M46 0NQ

**£125,995**

ARC HOMES are delighted to offer FOR SALE this spacious apartment positioned on the sought after Gadbury Fold Development in Atherton. This lovely apartment is offered with a generous accommodation and allocated parking, early viewing is highly advised. Entry is via a secure communal entrance hallway with stairs rising to the top floor. A private entrance hallway provides access into the well proportioned sitting and dining room. The dining area opens into the fitted kitchen. Two bedrooms and a bathroom completing the accommodation. Outside, there are woodland views, well maintained communal grounds and allocated parking and visitors spaces.



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		
<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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599  
info@arc-homes.net