



## 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) <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		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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