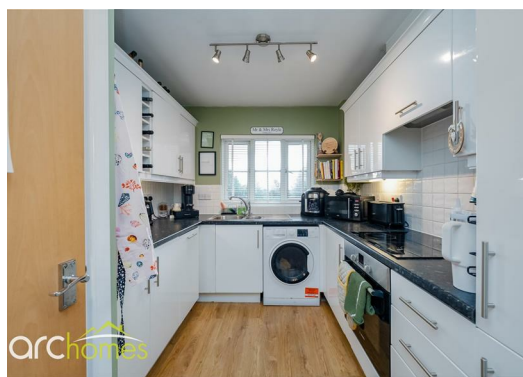




## Apartment 8 Shalefield Gardens, Atherton, M46 0NQ £130,000

ARC HOMES are delighted to offer FOR SALE/WITH NO ONWARD CHAIN this fantastic two bedroom top floor apartment situated within the ever sought after Gadbury Fold Development in Atherton. This gorgeous apartment offers generous accommodation and is presented to a very high standard. With allocated parking, no onward chain and a competitive asking price, early viewing is highly advised to avoid missing out. Entry is via a secure communal hallway which uses to the second floor. An entrance vestibule with storage provides access into the entrance hallway leading to the accommodation and very useful loft space. The well proportioned living room boasts lovely views and incorporates both living and dining areas. The modern kitchen is finished with high gloss units and a range of integrated appliances. There are two excellent double bedrooms and a modern bathroom. Bedroom one benefits from French doors opening with a Juliet balcony taking advantage of the views. Outside there are well maintained communal grounds together with 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		
<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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

