





4 Church Court St Annes Church Tyldesley Road, Atherton, M46 9AD £179,950

ARC HOMES are delighted to offer FOR SALE this absolutely stunning ground floor apartment nestled within the St Anne's Church development in Atherton. This gorgeous property is flawlessly presented boasting lots of original features, spacious accommodation and an amazing PRIVATE GARDEN providing generous outdoor space. This property would be ideal for a range of buyers and viewing is truly essential to appreciate what is on offer. Entry is via a simply stunning communal entrance hallway which leads to the ground floor apartment. A private entrance hallway provides access into the fantastic open plan living room incorporating well proportioned sitting room and modern kitchen areas. There are two excellent double bedrooms and a fantastic modern bathroom. The master bedroom boasts a modern en suite shower room. Outside, the communal ground are gorgeous and well kept with parking spaces for two cars. To the rear is hidden private gardens which provides fantastic outdoor space together with a good degree of privacy. The gardens are well presented and boast a summer house, fire stove and would make the ideal place for entertaining.



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 CO ₂ 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 ₂ emissions		
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