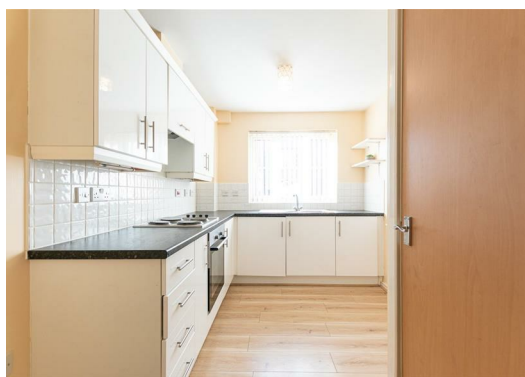




## apartment 1 8 shalefield gardens Shalefield Gardens, Atherton, M46 0NQ

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 no onward chain and would suit a range of buyers. With generous accommodation and allocated parking, early viewing is highly advised. Entry is via a secure communal entrance hallway with stairs rising to the first 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 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		
England & Wales EU Directive 2002/91/EC 		



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