





## Block 8, Apartment 7 Shalefield Gardens, Atherton, M46 0NQ Offers over £120,000

ARC HOMES are delighted to offer FOR SALE 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 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 hallway provides access into the well proportioned living room which incorporates both living and dining areas. The modern kitchen is finished with modern units and a range of integrated appliances. There are two excellent double bedrooms and a modern bathroom. 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

