



27 Coronation Avenue, Atherton, Lancashire M46 9NY

£750 Per month

ARC HOMES are delighted to offer TO LET this absolutely fantastic and very well presented spacious ground floor apartment which boasts generous accommodation, ample parking and lovely private rear gardens. This property is presented to a high standard, is conveniently located within close proximity of a train station and is available immediately. Entry is via an entrance hallway which provides access into the beautiful modern kitchen. The well proportioned sitting room sits to the rear and has patio doors which open into the rear gardens. There are two generous double bedrooms and a gorgeous modern bathroom. This lovely home is flawlessly presented throughout and has been improved over recent years. The property benefits from underfloor heating throughout. Outside, the enclosed rear gardens provide excellent outdoor space which is laid to lawn with covered patio area. To the front is ample off road parking.



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		
	73	77
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales EU Directive 2002/91/EC		



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