



**12 Cleworth Court, Atherton  
Manchester M46 9QZ**

**£875 PCM**

Hyde Estates are pleased to present this two bedroom, first floor apartment to let. The apartment is well presented throughout and situated within a modern block, with allocated parking and communal gardens. Offered unfurnished and available now.

Situated between Atherton and Tyldesley, benefitting from many local amenities including; shops and schools with excellent links to East Lancashire Road.





### Accommodation

This bright and airy property comprises, entrance hall with door entry phone and storage cupboard, spacious open plan living room featuring a Juliette balcony and modern kitchen fitted with a range of wall and base mounted units. Integrated appliances include; fan assisted oven, four plate hob/oven/grill, extractor fan and fridge freezer. There are two carpeted bedrooms together with a white three piece bathroom suite with over bath shower, glass shower screen, wash basin and WC.

### Room Measurements

- Living area: 17'5" x 13'2"
- Kitchen area: 9' x 8'9"
- Bedroom 1: 10'8" x 10'1"
- Bedroom 2: 8'10" x 8'1"
- Bathroom: 8'8" x 6'4"

### Gardens

Tended communal gardens.

### Parking

Allocated parking bay with visitor parking available.

### Additional Information

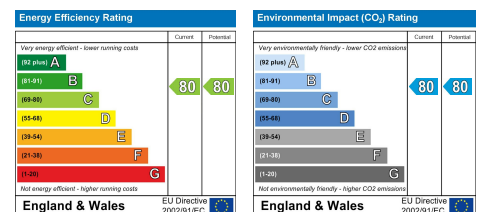
The property benefits uPVC double glazed windows and gas central heating.

### Council Tax

Wigan Council, Band B.

### Viewings

To be arranged via Hyde Estate & Letting Agents 0161 773 4583



1 St. Margarets Road, Prestwich, Manchester, M25 2QB