



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

£850 PCM

Hyde Estates are pleased to present this two bedroom, top 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

The property features an entrance hall, living room with space for both lounge and dining furniture, Juliet balcony and store cupboard, fully opening to the kitchen which is fitted with a range of wall and base units, contrasting worktops and inset sink unit with mixer tap. Integral appliances include the oven, hob, and extractor fan and fridge freezer with plumbing for a freestanding washing machine. Two bedrooms and a modern bathroom with three piece white suite of; wc, washbasin and bath with overhead mains operated shower and glass shower screen. Tiled splashbacks and frosted window.

Room Measurements

- Living room: 18`11" x 11`3"
- Kitchen: 7`4" x 7`3"
- Bedroom 1: 12`x 10`4"
- Bedroom 2: 10`5" x 7`2"
- Bathroom: 6`11"x 6`3"

Gardens

Tended communal gardens.

Parking

Allocated parking bay with visitor parking available.

Additional Information

The property benefits uPVC double glazed windows, gas central heating and secure intercom access system. Redecorated throughout in October 2025.

Council Tax

Wigan Council, Band B.

Viewings

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



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(43-54) E			(43-54) E		
(31-42) F			(31-42) F		
(1-30) G			(1-29) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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