



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

**£850 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

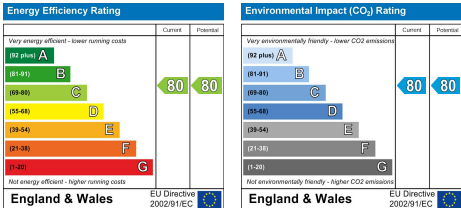
The property benefits uPVC double glazed windows and gas central heating.

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