## 27 Colliers Grove Atherton M46 0GT

- Available 20th June 2025
- Two bathrooms
- Top floor apartment
- Allocated parking
- Council Tax Band B

- Three bedrooms
- Separate lounge
- Secure gated access
- Modern development

## £1,050 PCM

Three bedrooms! Two bathrooms! Allocated parking! Top floor apartment! What more could you want? Take a look at this neutrally decorated apartment located on a quiet modern estate in Atherton.

The accommodation briefly comprises; spacious entrance hallway with good size storage cupboard and phone intercom system, large kitchen with integrated appliances, separate spacious lounge, main family bathroom and three good size bedrooms, with the master benefiting from an ensuite shower room.

The development itself benefits from secure gated access with electric pedestrian and car gates, and there is even a little bit of communal outside space to enjoy if you wish! This apartment also comes complete with an allocated parking space, a real bonus!
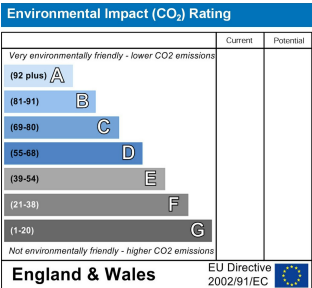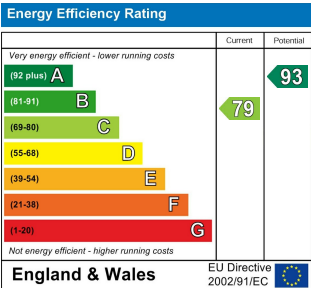
Atherton is well serviced for road networks with easy access to the A580, the M61 to Manchester and Liverpool and Bolton, the M62 and M6.

There are two local rail stations offering lines to Manchester, Bolton, Wigan, Liverpool, Southport, Leeds and Huddersfield.

In addition, Parsonage Retail Park is located just over 2 miles from the development which offers many familiar high street brands such as M&S, Next and Sainsbury's.

Images are for marketing purposes only and fixtures and fittings may vary.

Available 20th June 2025. 12 months. Council Tax Band Wigan B. Deposit £1,210.

**Energy Efficiency Rating**

| | Current | Potential |
|---|---|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 93 |
| (81-91) B | 79 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

**England & Wales** — EU Directive 2002/91/EC

**Environmental Impact (CO₂) 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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0161 707 7584

192 Monton Road, Monton, Manchester,
M30 9PY

monton.sales@ascendproperties.com,
monton.lettings@ascendproperties.com
www.ascendproperties.com

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