



28 Albion Close, M46 0GL £995 Per month

ARC HOMES are delighted to offer TO LET this lovely two-bedroom semi-detached home positioned at the end of a sought after Gadbury Fold cul de sac. This excellent property is well presented and available immediately for £995 pcm with a £1148 deposit. Entry is via an entrance hallway which provides access into the handy downstairs W/C and the well-proportioned sitting room. A modern refitted kitchen dining room opens into a fantastic orangery which leads into the rear gardens. To the first floor are two generous bedrooms and a modern bathroom. Outside, there is allocated parking just off plot whilst to the rear is an enclosed rear garden providing generous outdoor space and a good degree of privacy. Restrictions - No Pets and Bond Scheme or Council Assisted Scheme not accepted.

For the information for our clients, our client money protection is Propertymark and our redress scheme is via The Property Ombudsman. For more information, please see our website www.archhomes.net.

We're Fully Booked

Due to exceptional demand, we're no longer taking viewing appointments for this home.

Don't Miss Out Next Time!

Be the first to hear about our latest listings – register with us today and stay one step ahead in your property search.



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		
74		
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		



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

