t: 0161 773 4583
e: sales@hydepartners.com
www.hydepartners.com

34 Cleworth Court, Atherton
Manchester M46 9QZ

£895 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. Features contemporary style kitchen and bathroom and large living space with Juliet balcony. 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
Briefly comprising; entrance hall with storage cupboard, open plan living room with Juliet balcony leading to a modern gloss kitchen with a range of wall & base units with contrasting worksurfaces and tiled splashbacks. Inset stainless steel sink unit, integral electric oven and hob with extractor hood, space for a free standing fridge freezer and plumbing for a washing machine. Both bedrooms can easily accommodate a bed and additional bedroom furniture. The fully tiled three piece bathroom suite benefits an over bath shower and glass shower screen.

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

Gardens
Tended communal gardens.

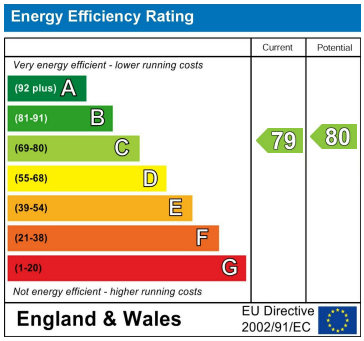
Parking
Allocated parking bay with visitor parking available.

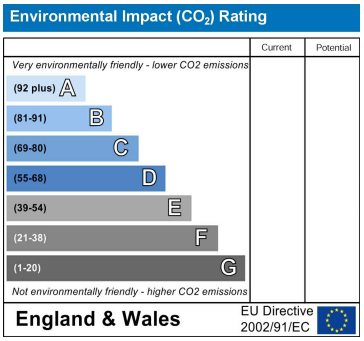
Additional Information
The property benefits uPVC double glazed windows, gas central heating and secure intercom access system.

Council Tax
Wigan Council, Band B.

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

Disclaimer
The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements.





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