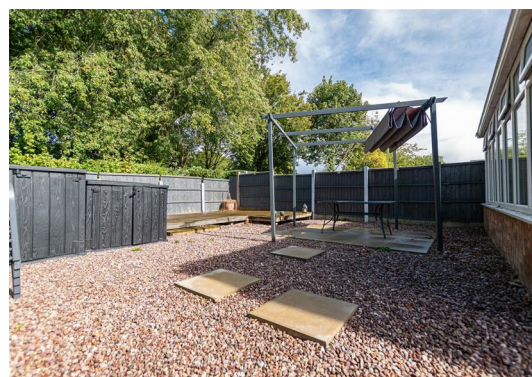




46 Algernon Road, Worsley, M28 3RE

Offers over £270,000

ARC HOMES are delighted to offer FOR SALE this fantastic larger than average four bedroom semi detached property offering generous accommodation together with private rear gardens and off road parking. This lovely home is well presented throughout and would ideal for a range of buyers. Entry is via an entrance hallway which leads into a well proportioned sitting room. To the rear sits the fantastic modern kitchen dining room which opens into a well designed conservatory. The current owners have adapted the ground floor to create a ground floor bedroom with en suite WC. To the first floor are three further generous bedrooms and a modern bathroom. Outside, the front gardens are enclosed and provide off road parking with electric charger. The enclosed rear gardens are low maintenance and provide generous outdoor space together with a good degree of privacy.



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		
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

