



2 Mere Fold, Worsley, M28 0SX

Offers over £290,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning larger than average semi detached property positioned within a popular quiet location. This beautiful home is a true credit to the current owners and boasts generous accommodation together with ample parking and lovely enclosed gardens. Entry is via a welcoming entrance hallway which leads into the fantastic dual aspect sitting dining room. A beautiful modern kitchen with French doors sits to the rear whilst to the front is an additional reception which is currently being utilised as a separate lounge but could also be used as a ground floor bedroom if required. To the first floor are three generous bedrooms and a lovely modern bathroom with 'P' spaced shower bath. Outside, the lawned front gardens provide off road parking. The enclosed rear gardens 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		
	72	84
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		



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