



## 38 St. Johns Road, Worsley, M28 1PA £400,000

ARC HOMES are delighted to offer FOR SALE this fantastic spacious four bedroom detached property positioned within a very modern development in Worsley. This excellent home is well presented throughout and boasts generous family accommodation together with lovely gardens, off road parking and integral garage. Early viewing is highly advised. Entry is via an entrance hallway which leads into an excellent well proportioned sitting room. A separate dining room sits to the rear and has French doors which lead into an impressive conservatory. A modern kitchen benefits from a separate utility room with a handy downstairs cloakroom completing the ground floor. To the first floor are four generous bedrooms and a modern bathroom. The master bedroom benefits from a modern en suite shower room. Outside, this property is positioned within a sought after location. the front gardens are open plan and well presented with a driveway in front of the garage providing off road parking. The enclosed rear gardens are laid to lawn with paved patio.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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