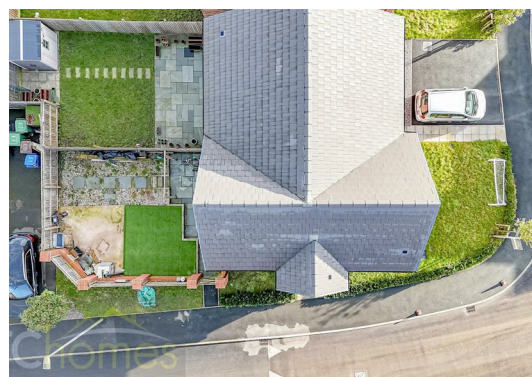




## 50 Silk Mill Street, M28 1NU

### £325,000

ARC HOMES are delighted to offer FOR SALE this excellent spacious modern three bedroom semi detached property positioned on the sought after 'Elements' development in Mosley Common. This fantastic property is well presented throughout and boasts generous accommodation together with off road parking and lovely gardens. Built by Bellway, this lovely family home has been well designed and benefits from the rest of its NHBC warranty. Early viewing is advised. Entry is via a welcoming entrance hallway which leads into the well proportioned sitting room finished with bay window. The kitchen dining room boasts excellent family space and is finished with modern units and French doors opening into the rear gardens. A handy downstairs cloakroom completes the ground floor. To the first floor are three generous bedrooms and a modern bathroom. The master bedroom boasts modern en suite shower room. Outside there is off road parking for two vehicles and a generous enclosed rear garden.



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		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(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 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

