



172 Mosley Common Road, Worsley, M28 1AF

Offers over £250,000

ARC HOMES are delighted to offer FOR SALE this excellent spacious three bedroom semi detached property positioned within a very sought after location on Mosley Common Road. This fantastic property boasts generous accommodation together with ample parking and garage. Ideal for a range of buyers, early viewing is highly advised. Entry is via an entrance hallway which leads into the fantastic dual aspect sitting dining room. French doors to the rear open into a lovely conservatory which leads into the rear gardens. A modern refitted kitchen completes the ground floor. To the first floor are three generous bedrooms and a bathroom. Outside, the front gardens are larger than average providing ample off road parking in front of the garage. The enclosed rear gardens laid to lawn 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 CO ₂ 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 CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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