



## 2 Mere Fold, Worsley, M28 0SX

### Offers over £300,000

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) <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<br>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<br>EU Directive 2002/91/EC          |         |           |



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