



 **3**
Bedrooms

 **1**
Bathroom



C & R Hulme are delighted to offer this exciting opportunity for a potential buyer to put their own mark on this property. This great sized semi detached house which is in need of improvement, offers a large lounge, dining kitchen and 3 good sized bedrooms as well as family bathroom. Other benefits include driveway parking, great sized rear garden, double glazed and gas central heating. Great location as its close to the village, walking distance to metrolink and provides great access links into and out of the city.

NO VENDOR CHAIN!!!

Entrance Hall

Front Door. Storage Cupboard housing fuse Board. ceiling light point.

Lounge 4.83m x 4.47m (15' 10" x 14' 8")

Large Floor to ceiling window to front. Radiator. Ceiling light point. Range of power points. Stairs to 1st floor.

Kitchen Diner 4.47m x 2.48m (14' 8" x 8' 2")

2 x windows to rear and glazed panel door. Radiator. Various Units. Space and plumbing for Gas cooker and washing machine. Under stairs storage. Ceiling light point, range of power points.

Stairs & Landing

Open Stairs to 1st floor. Window to side elevation. Access to all rooms. Ceiling light point.

Bedroom 1 4.29m x 2.53m (14' 1" x 8' 4")

Window to front elevation. Radiator. Ceiling light point, Range of power points.

Bedroom 2 3.03m x 2.53m (9' 11" x 8' 4")

Window to rear elevation. Radiator. Ceiling light point, Range of power points.

Bedroom 3 3.27m x 1.83m (10' 9" x 6')

Window to front elevation. Radiator. Ceiling light point, Range of power points. Storage Cupboard housing immersion tank.

Extrenal

Front garden Low Maintenance with loose stone and grassed area with parking for several cars. Rear Garden Large paved area with the remainder laid to lawn. Panel fencing to side and rear. gate to side providing access to front.

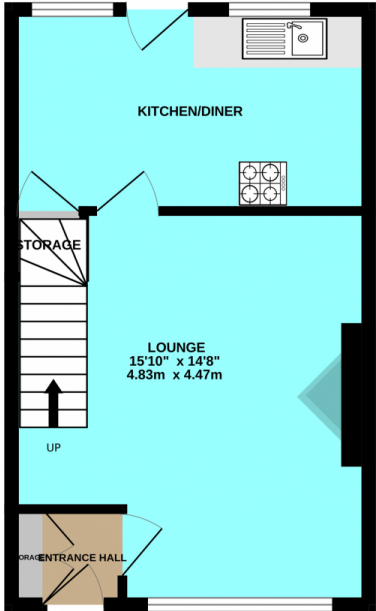
Tenure

Advised Freehold EPC: D

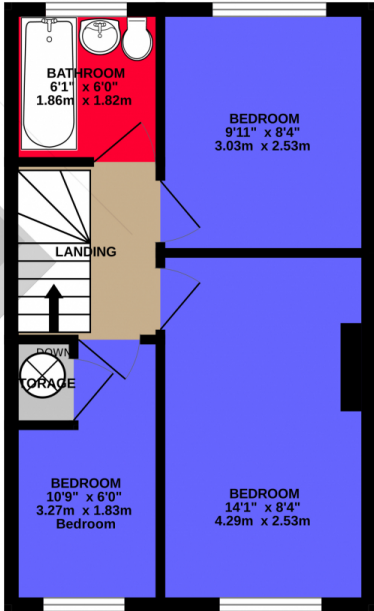
Agents Notes

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GROUND FLOOR
345 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 691 sq.ft. (64.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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