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5 Coniston Avenue Little Hulton Manchester M38 9WX

Offers over £120,000

GREAT FIRST TIME BUY PROPERTY! HOME ESTATE AGENTS are delighted to offer for sale this well presented and much improved three bedroom semi detached property. Accommodation comprises from hallway, through lounge, conservatory, fitted kitchen, shaped landing, three bedrooms and a fitted bathroom suite. The property is double glazed and is heated via a newly installed gas central heating boiler. Externally to the front there is a driveway for off road parking and garden whilst to the rear there is a good size garden area. Call HOME On 01617898383 to arrange your viewing!

- GREAT FIRST TIME BUY!
- Through lounge
- Shaped landing
- Three bedroom semi detached property
- Conservatory to rear
- Three bedrooms
- Hallway
- Fitted kitchen
- Fitted three piece suite



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Hallway

uPVC double glazed door to front, stairs to first floor and tiled flooring

Through lounge 10'4 x 20'3 (3.15m x 6.17m)

uPVC double glazed bay window to front, uPVC double glazed french doors to rear, wood effect flooring and television point

Conservatory 9'1 x 9'4 (2.77m x 2.84m)

uPVC double glazed windows to three sides, door to side and tiled flooring

Kitchen 13'4 x 7'3 (4.06m x 2.21m)

Fitted with wall and base units, roll edge worktops, sink unit, gas hob and electric oven, extractor fan, tiled flooring, space for fridge freezer, space for washing machine and double panel radiator. uPVC double glazed window to rear and uPVC double glazed door to side

Shaped landing

Access to loft space

Bedroom One 11'4 x 10'7 (3.45m x 3.23m)

uPVC double glazed bay window to the front and single panel radiator

Bedroom Two 7'9 x 10'8 (2.36m x 3.25m)

uPVC double glazed window to rear and single panel radiator

Bedroom Three 6'0 x 7'4 (1.83m x 2.24m)

uPVC double glazed window to front, single panel radiator and fitted with single bed frame and wardrobes for storage

Bathroom 8'7 x 4'3 (2.62m x 1.30m)

Fitted with three piece bathroom suite comprising from low level W/C, pedestal wash hand basin and corner bath. uPVC double glazed opaque window to rear. Ceiling spotlights and tiled to complement.

IMPORTANT INFORMATION -

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate.

Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



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Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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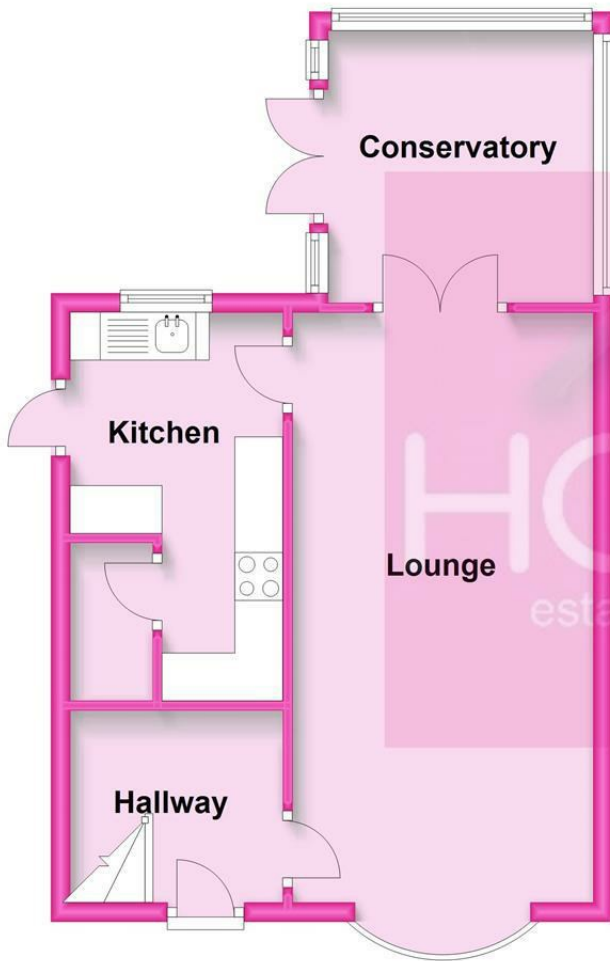
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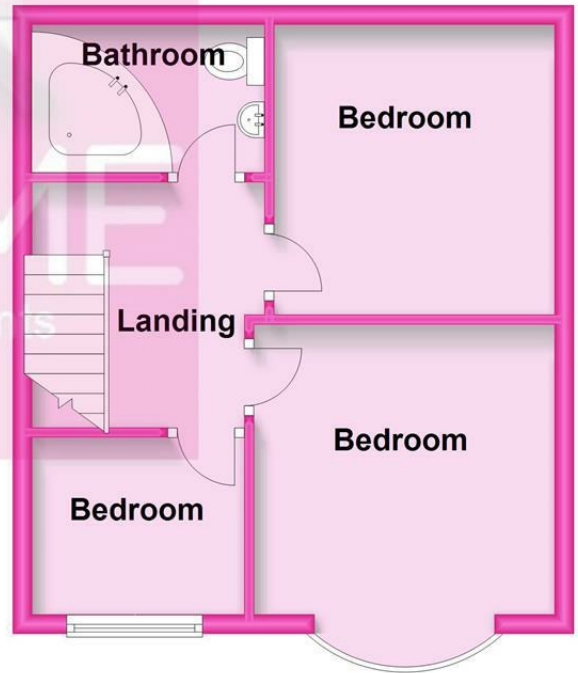
Ground Floor

Approx. 42.2 sq. metres (454.1 sq. feet)



First Floor

Approx. 34.0 sq. metres (366.2 sq. feet)



Total area: approx. 76.2 sq. metres (820.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	65	88
(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	62	88
(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		
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