

Ground Floor

First Floor

Energy Efficiency Rating	
Current	Potential
72	86

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Leavale Close, Little Hulton, M38 0FA

£160,000

AN EXCEPTIONAL SEMI DETACHED PROPERTY

Located on a fantastic corner plot and having been presented and maintained to the highest standard throughout this exceptional two bedroom semi detached property is being proudly welcomed to the market in the desirable location of Little Hulton on a quiet cul de sac. With off road parking, wrap around gardens and modern fixtures and fittings, this property is the perfect home for any small family truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Salford, Bolton and major motorway links. With an open plan kitchen diner, two generously sized bedrooms and beautifully presented garden space, this property is ready to move straight into!

The property comprises briefly; a welcoming entrance porch provides access through to a spacious reception room. The reception room guides you through to an open plan kitchen diner and houses a staircase to the first floor. The kitchen boasts modern wall and base units, integrated appliances and leads out to the rear. The first floor comprises of doors on to two generously sized bedrooms and a three-piece bathroom suite. Externally there is an enclosed wrap around garden to the rear with laid to lawn, paving and bedding areas. To the front there is a driveway for multiple cars.

For further information or to arrange a viewing please contact our Swinton branch at your earliest convenience.

Leavale Close, Little Hulton, M38 0FA

£160,000

 **2**  **1**  **1**  **C**

- Tenure Freehold
 - Off Road Parking For Numerous Vehicles
 - Viewing Essential
 - Easy Access Route To Major Network Links
- Council Tax Band B
 - Sought After Location
 - Ample Rear Garden Space
- EPC Rating C
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Close Proximity To Local Amenities

Ground Floor

Entrance

UPVC double glazed frosted door to porch.

Porch

3'11 x 3'2 (1.19m x 0.97m)

Central heating radiator and oak single glazed frosted door to reception room.

Reception Room

13' x 12'10 (3.96m x 3.91m)

UPVC double glazed leaded window, central heating radiator, coving, television point, under stairs storage, wood effect laminate flooring, door to kitchen/dining area and stairs to first floor.

Kitchen/Dining Area

13' x 8'3 (3.96m x 2.51m)

UPVC double glazed window, central heating radiator, range of panel wall and base units, wood effect surface, tiled splash back, ceramic sink with high spout mixer tap, integrated electric oven with four ring induction hob and extractor hood, integrated fridge freezer, washing machine and boiler, under unit lighting, wood effect laminate flooring and UPVC double glazed sliding door to rear.

First Floor

Landing

6'7 x 3'1 (2.01m x 0.94m)

UPVC double glazed window, loft access, smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

13' x 9'11 (3.96m x 3.02m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bedroom Two

11'4 x 7'4 (3.45m x 2.24m)

UPVC double glazed window and central heating radiator.

Bathroom

7'10 x 6'7 (2.39m x 2.01m)

UPVC double glazed frosted window, central heating radiator, three piece suite, dual flush WC, panel bath with mixer tap and rinse head, vanity top wash basin with mixer tap, tiled elevation, extractor fan and wood effect lino flooring.

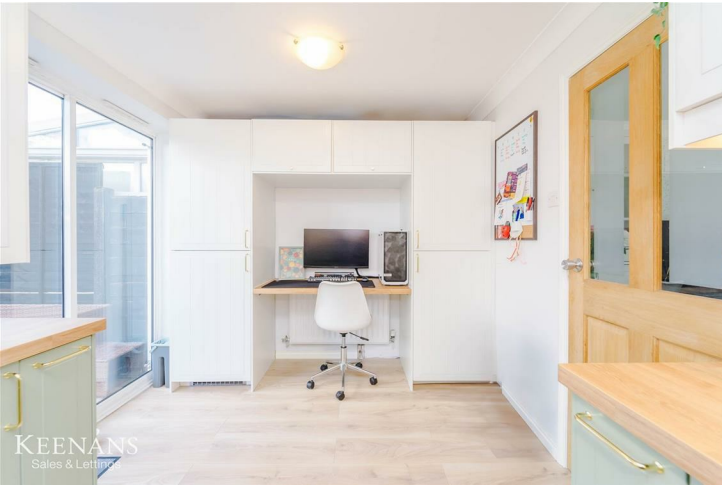
External

Rear

Laid to lawn garden with paving and bedding areas.

Front

Off road parking for numerous vehicles.



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