



Cleggs Lane, Little Hulton, Manchester, M38 9NJ

Offers in the Region Of £220,000

FOR SALE WITH NO ONWARD CHAIN! (Please note this property is in probate status). A very spacious 4 bedroom semi detached home, with a gated driveway and lawned gardens to the front and rear, located on Cleggs Lane in the Little Hulton area of Salford in Greater Manchester. Briefly comprises of the following, an entrance lobby, 2 spacious reception rooms, a large modern fully kitchen with space for a good sized dining table and chairs, a utility room, a downstairs W/C and shower room, and a very spacious rear garden. To the upper floor you will find 4 double sized bedrooms and a family bathroom with a 3 piece suite including a basin, toilet and a bath tub with a shower over the bath and a folding glass shower screen. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. An EPC is ordered and will be live on the advert soon. FREEHOLD PROPERTY.



ACCOMMODATION

Lounge 11' 3" x 16' 5" (3.43m x 5.0m)

A spacious lounge to the rear of the property, with a feature living flame gas fire and surround. Decorated in neutral colours with a patterned feature wall and a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Reception Room 2 10' 10" x 11' 4" (3.3m x 3.46m)

A second reception room to the front of the property. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 11' 3" x 11' 1" (3.42m x 3.39m)

A large, modern kitchen with an integrated electric hob, oven and a chrome extractor hood. Space for a good sized dining table and chairs. Decorated in aqua blue with a grey tiled floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Utility room 11' 6" x 5' 1" (3.51m x 1.54m)

A galley style utility room, adjacent to the kitchen. Plumbed in for a washing machine. A double glazed window is fitted to the side aspect, with a double glazed entrance door to the front and rear aspect.

Rear Garden

A very spacious rear garden with a patio area and grass lawns.

Downstairs W/C and shower room (combined) 4' 4" x 7' 2" (1.33m x 2.18m)

A useful downstairs W.C and shower room, located off the entrance lobby to the front of the property.

Master bedroom 10' 5" x 9' 1" (3.17m x 2.77m)

A double sized Master bedroom to the front of the property. Comes with fully fitted modern sliding wardrobes. Decorated in neutral colours with a beige coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 10' 10" x 8' 10" (3.3m x 2.68m)

A second double sized bedroom to the rear of the property. Comes with fully fitted wardrobes in cream. Decorated in neutral colours with a blue coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 3 10' 11" x 12' 0" (3.33m x 3.67m)

A third double sized bedroom to the rear. Decorated in neutral colours with a beige coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 4 7' 11" x 11' 8" (2.42m x 3.55m)

A fourth double sized bedroom to the front of the property. Decorated in pale green with a wine coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Family bathroom 7' 11" x 6' 11" (2.41m x 2.1m)

A family bathroom to the upper floor with a 3 piece suite, including a basin, toilet and a bath tub with a shower over the bath and a glass folding shower screen. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

