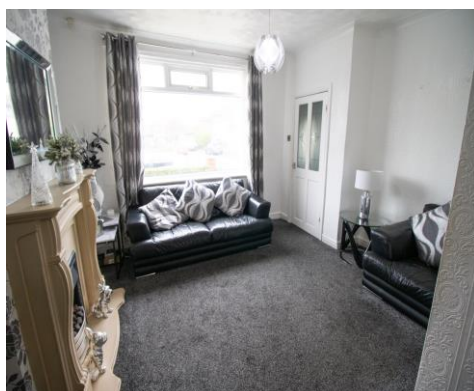




West Way, Little Hulton, Salford, M38 9QN

Offers in the Region Of £199,950

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! FREEHOLD!(Please note this property is in probate status currently, so allow extra time for the sales process to complete). An extended 3 bedroom semi detached home, with a gated driveway located on West Way in the Little Hulton area of Salford in Greater Manchester. Briefly comprises of the following, an entrance porch and lobby, a spacious lounge with a living flame gas fire and surround, an open plan dining area with space for a good sized dining table and chairs, a fully fitted kitchen with an integrated gas hob, grill, oven and a fridge freezer, plus a spacious low maintenance rear garden. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, plus a modern Family bathroom including a basin, toilet and a shower cabinet. 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.



ACCOMMODATION

Lounge 20' 7" x 13' 10" (6.27m x 4.21m)

A spacious 'L' shaped lounge with a feature living flame gas fire and surround. Plenty of space for modern furniture to fit. Decorated in neutral colours with a patterned feature wall and a grey carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Dining area 8' 2" x 7' 7" (2.5m x 2.3m)

An open plan dining area to the rear of the lounge. Space for a good sized dining table and chairs. Decorated in neutral colours with a patterned feature wall. Fitted with a pair of french doors to the rear aspect. Warmed by a gas central heated radiator.

Kitchen 17' 11" x 9' 3" (5.47m x 2.81m)

A fully fitted kitchen in white, with contrasting grey worktops. Comes with an integrated gas hob, grill, oven and a fridge freezer. Fitted with a double glazed window to the rear aspect.

Rear Garden 44' 2" x 22' 7" (13.45m x 6.89m)

A spacious low maintenance garden to the rear.

Master bedroom 10' 10" x 11' 10" (3.30m x 3.6m)

A double sized Master bedroom to the front of the property. Space for fitted or free standing wardrobes. Decorated in neutral colours with a grey carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 8' 11" x 12' 0" (2.73m x 3.65m)

A second double sized bedroom to the rear of the property. 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 3 8' 2" x 6' 11" (2.48m x 2.1m)

A single sized bedroom to the front of the property. Decorated in neutral colours with a grey carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Family Bathroom 4' 9" x 7' 10" (1.45m x 2.39m)

A modern Family bathroom with a 3 piece suite in white. Comes with a basin, toilet and a shower cabinet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



Energy rating and score

This property’s energy rating is D. 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		84 B
69-80	C		
55-68	D	65 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.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

