



**Cleggs Lane, Little Hulton, Manchester, M38 9RS**

**Offers in the Region Of £149,950**

IDEAL FOR FIRST TIME BUYERS! A well presented 3 bedroom mid terraced home located on Cleggs Lane in the Little Hulton area of Salford in Greater Manchester. Briefly comprises of a spacious lounge with a feature living flame gas fire and surround, a 2nd Reception Room, a fully fitted kitchen with an integrated electric hob and oven, plus a spacious low maintenance rear garden with a garden shed included. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom and a family bathroom with a 3 piece suite including a basin, toilet and a bath tub with a shower over the bath. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Offers excellent transport links to the M60 motorway junction and Manchester City Centre. An EPC is ordered and will be live on the advert soon. Leasehold property with 875 years left on the lease. 12.60 per annum ground rent.





## ACCOMMODATION

### **Lounge** 13' 9" x 14' 2" (4.18m x 4.32m)

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

### **Reception Room 2** 15' 4" x 14' 2" (4.68m x 4.33m)

A spacious 2nd Reception Room currently utilised as a dining room. Decorated in neutral colours with a patterned feature wall, with a grey tiled floor. Fitted with a pair of french doors that lead through to the kitchen at the rear. Warmed by a gas central heated radiator.

### **Kitchen** 8' 11" x 10' 10" (2.73m x 3.3m)

A fully fitted kitchen with an integrated electric hob and oven. Plumbed in for a washing machine, with space for a tall fridge freezer. Fitted with a pair of double glazed french doors to the rear aspect. Warmed by a gas central heated radiator.

### **Rear Garden**

A spacious low maintenance garden with a decking area and a storage shed included.

### **Master bedroom** 11' 5" x 7' 3" (3.47m x 2.2m)

A double sized Master bedroom to the rear of the property. Decorated in light grey with a grey wood laminate floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Bedroom 2** 10' 9" x 8' 2" (3.27m x 2.50m)

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

### **Bedroom 3** 13' 6" x 6' 1" (4.12m x 1.85m)

A single sized bedroom to the front of the property. Decorated in light grey with a light grey wood laminate floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Family Bathroom** 8' 6" x 6' 11" (2.6m x 2.1m)

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





