



pearson  
ferrier®



131 LILY HILL STREET  
Manchester, M45 7SN  
£245,000

# 131 LILY HILL STREET

## Property at a glance

- FREEHOLD END COTTAGE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GENEROUS PLOT
- GARDENS FRONT & REAR
- NO ONWARD CHAIN
- GARAGE TO THE REAR

A charming three bedroom, two reception FREEHOLD end cottage located on Lily Hill Street, Whitefield. The location offers excellent access to Whitefield centre and transport links to surrounding towns and Springwater Park being on your doorstep. The property is in need of some cosmetic improvement offering you the chance to put your own stamp on your home. In brief the property comprises of; Porch, lounge, separate dining room, kitchen and rear porch. To the first floor are three bedrooms and shower room, there are garden to the front and rear with detached garage to the rear and the property is sold with no onward chain.

Freehold

EPC- D

Council Tax Band - B





GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(B2 plus) A			
(81-91) B				(B1-91) B			
(69-80) C				(D4-60) C			
(55-68) D				(D3-59) D			
(39-54) E				(E2-50) E			
(21-38) F				(F1-41) F			
(1-20) G				(G1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	83	England & Wales		EU Directive 2002/91/EC	58

Bury Office  
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU  
Telephone: 0161 764 4440  
Fax: #  
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk



All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.