



Lidgett Close, Little Hulton M38 9NN

Offers Over £160,000

Situated on an impressive plot in a quiet cul-de-sac, this nicely presented property has a fantastic landscaped garden, ideal for those looking for a pleasant place to relax. Enter through the porch into a light and airy lounge with fireplace, continue from the lounge into a bright and well equipped kitchen and through to the conservatory which benefits from great views to the well landscaped garden. To the first floor there are two bedrooms, a double and a single with fitted wardrobes and a family bathroom with shower over bath.

- FREEHOLD
- DRIVEWAY FOR OFF ROAD PARKING
- CLOSE TO TOWN CENTRE
- PERFECT FOR FTB/INVESTOR
- FRONT AND REAR GARDENS
- NO ONWARD CHAIN

Porch

3' 10" x 3' 2" (1.159m x 0.966m) UPVC double glazed door to front, ceiling light point, UPVC double glazed window to front, carpeted flooring.



Lounge

16' 7" x 11' 11" (5.059m x 3.632m) Ceiling light point, 2 x wall lights, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, electric fire.



Kitchen

8' 7" x 12' 7" (2.623m x 3.839m) UPVC double glazed door to rear, ceiling light point, wall mounted radiator, UPVC double glazed window to side, lino flooring, wall base and drawer units, freestanding space for oven, space for washing machine, fridge and freezer, work tops, 1 1/2 sink unit with drainer and mixer tap, half tiled walls.

Conservatory

8' 10" x 9' 5" (2.701m x 2.872m) UPVC double glazed door to rear, wall light, UPVC double glazed windows, tiled flooring.



Stairs/Landing

Ceiling light point, wall mounted radiator, carpeted flooring, loft hatch.

Bedroom One

8' 7" x 11' 11" (2.620m x 3.641m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring, fitted wardrobes.



Bedroom Two

9' 1" x 11' 10" (2.757m x 3.619m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, laminate flooring, fitted wardrobes.

Bathroom

5' 8" x 5' 5" (1.738m x 1.662m) Ceiling light point, heated towel rail, UPVC double glazed window to side, tiled flooring, basin, WC, bath with shower over, airing cupboard with boiler.

Outside

Front

Driveway, lawn.

Rear

Patio area, lawn, bedding surrounds, two levels.

Tenure

Leasehold

Council Tax Band

A

Other Information

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Not Known

If there are restrictions on covenants? No

Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? No







Energy performance certificate (EPC)

1 Lidgett Close Little Hulton MANCHESTER M38 9NN	Energy rating C	Valid until: 11 April 2034
Certificate number: 0300-2742-8340-2994-1645		

Property type	Semi-detached house
Total floor area	54 square metres

Rules on letting this property

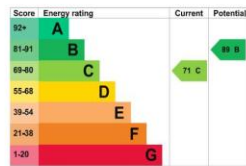
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

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



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.

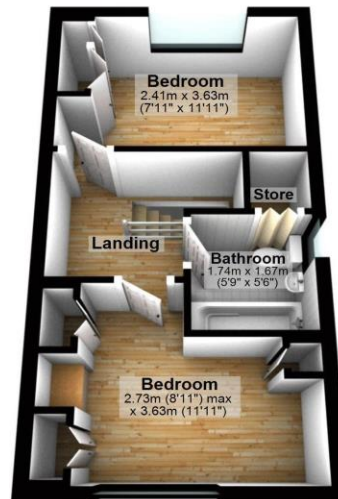
For properties in England and Wales:

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

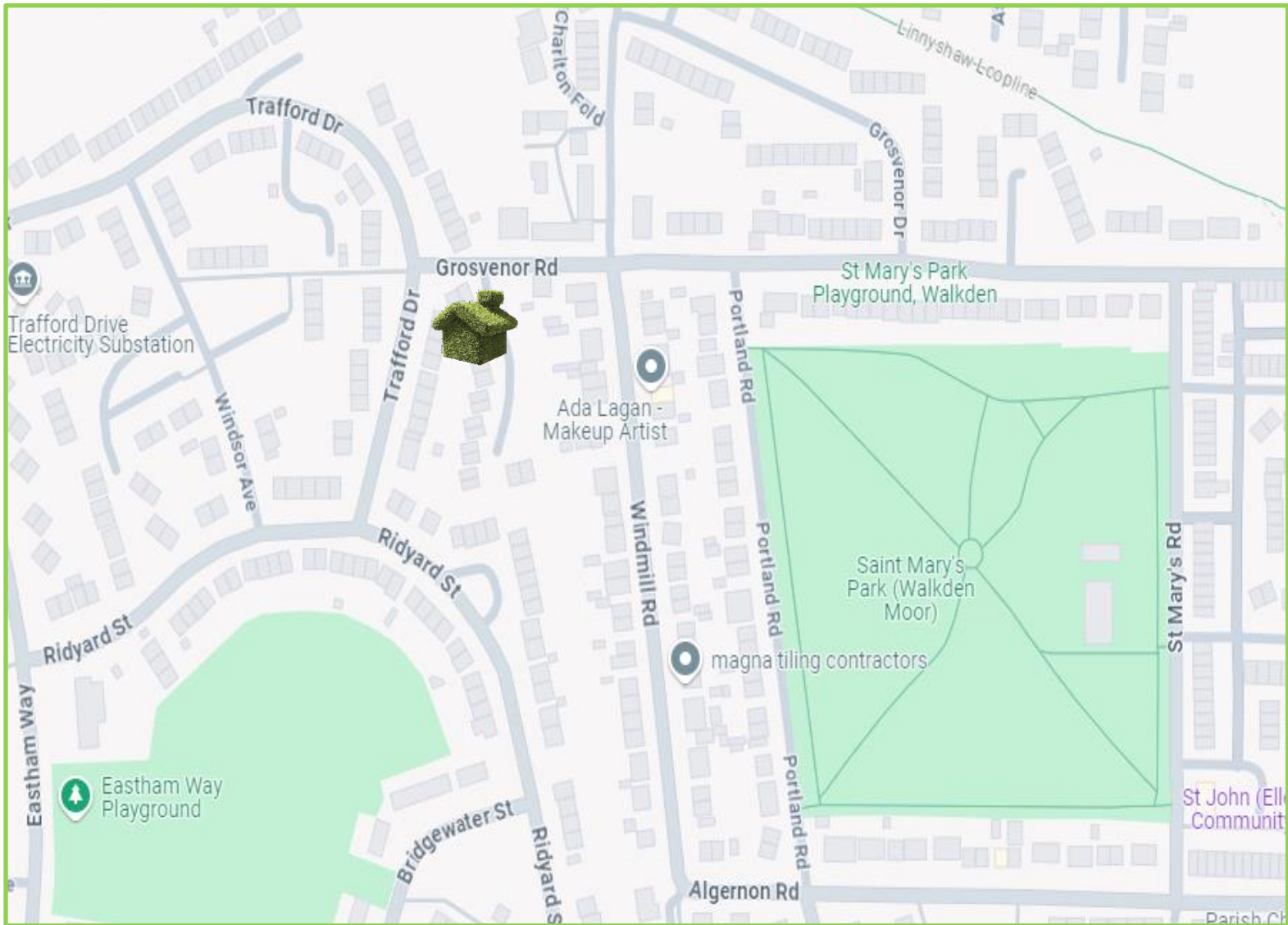
Ground Floor



First Floor



Total area: approx. 62.1 sq. metres (668.5 sq. feet)



Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents; this is the responsibility of the buyer.

Viewing of this property is strictly by appointment through Stone Cross Estate Agents.

Please note that it is not Stone Cross Estate Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.

Stone Cross Estate Agents LTD

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