



HUNTERS[®]

HERE TO GET *you* THERE



Greenheys Road, Little Hulton, Manchester

Offers In Excess Of £235,000

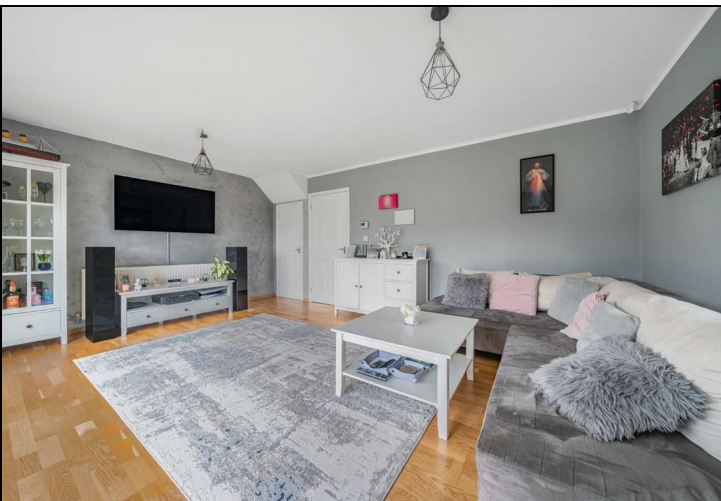
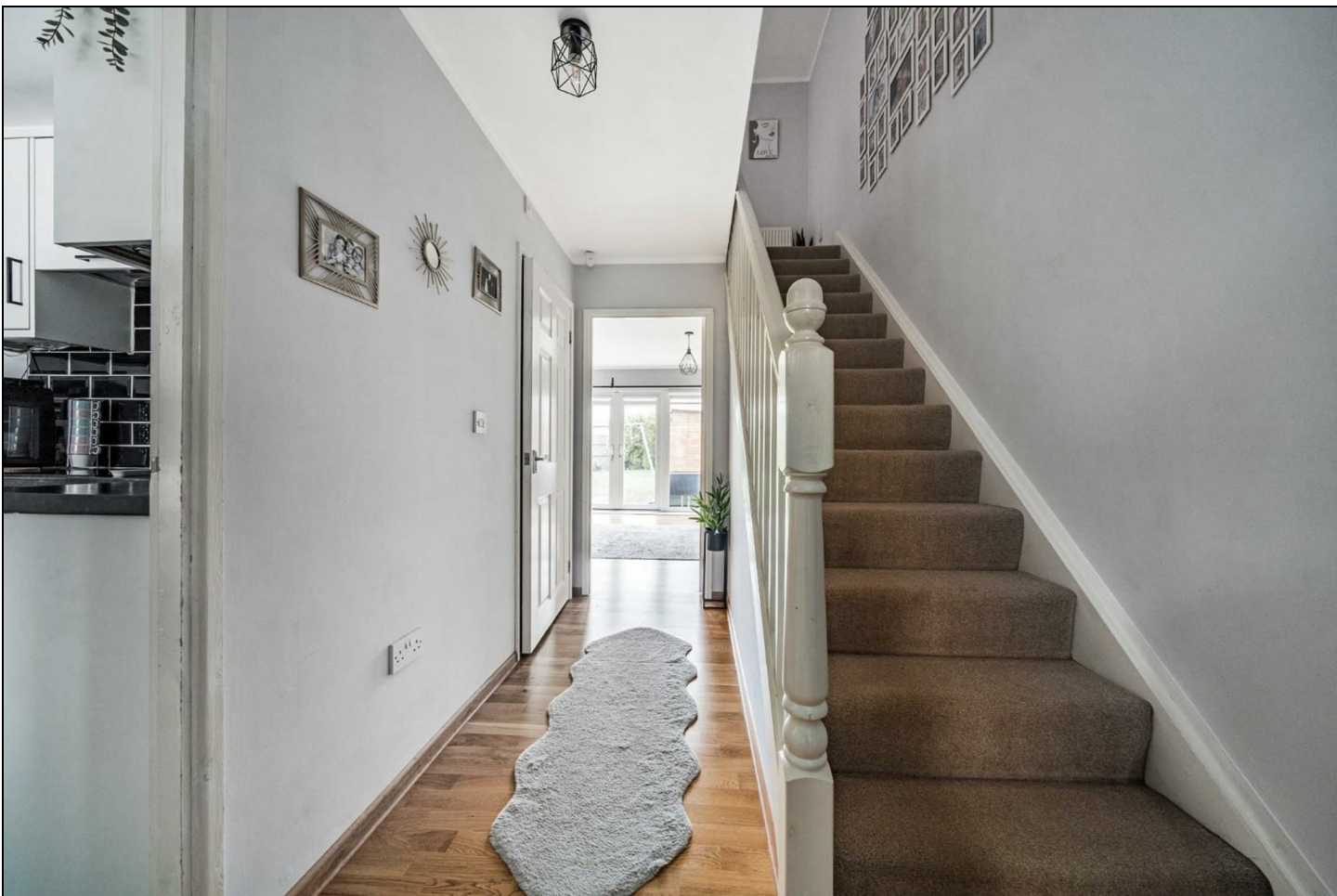


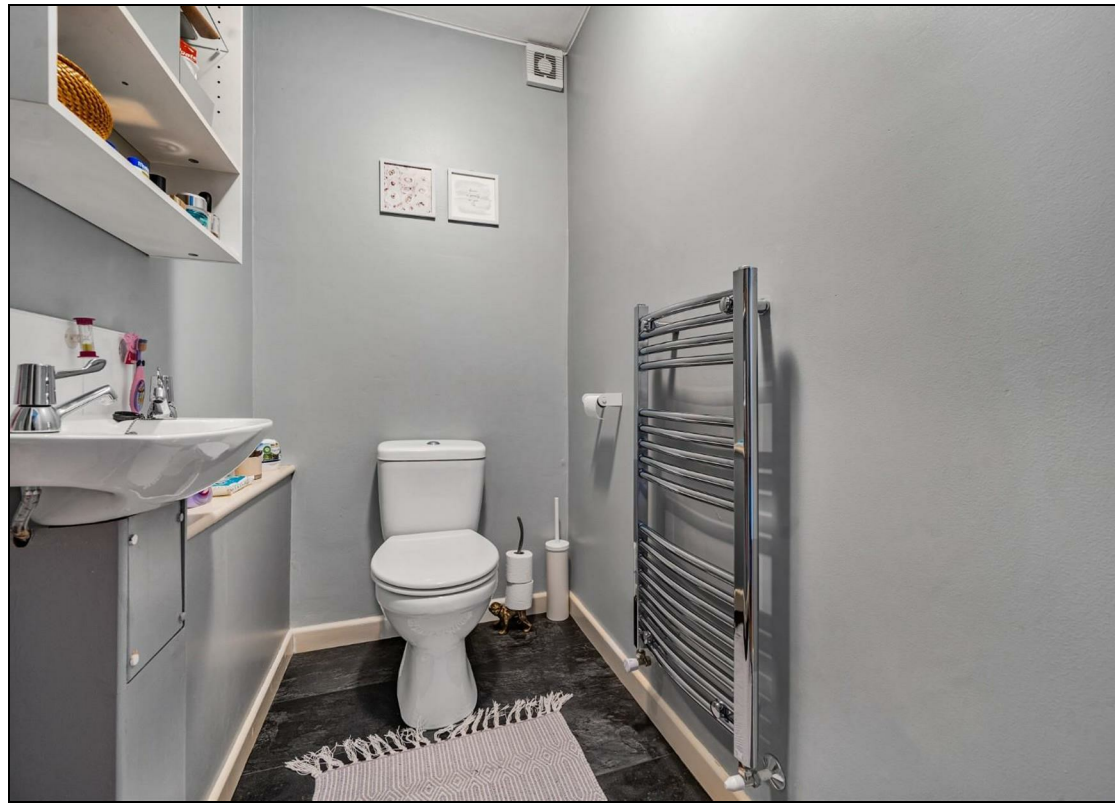
HUNTERS WORSLEY presents a modern 3 bed semi-detached property, located on the popular Greenheys Road. Situated within the thriving community of Little Hulton, and providing superb local amenities, acclaimed schools and close to transport links to Salford, Media City and Manchester City Centre. Set over two floors the properties provide generous and versatile family living accommodation with a range of high specification features and materials.

The property features a bright welcoming Entrance Hall, Kitchen, downstairs WC, and Living Room with handy storage cupboard and uPVC glazed double doors leading on to the large rear garden. The first floor offers three Bedrooms, spacious airing cupboard, and three piece family Bathroom. Externally the property offers a tarmac driveways for off-road parking, and large sun trap rear garden. Viewing is essential to fully appreciate the calibre of this beautifully appointed property.

KEY FEATURES

- NO CHAIN
- BUILT IN 2015
- SPACIOUS GARDEN
- OFF ROAD PARKING
- MODERN KITCHEN & BATHROOM
- EXCELLENT FIRST TIME BUY

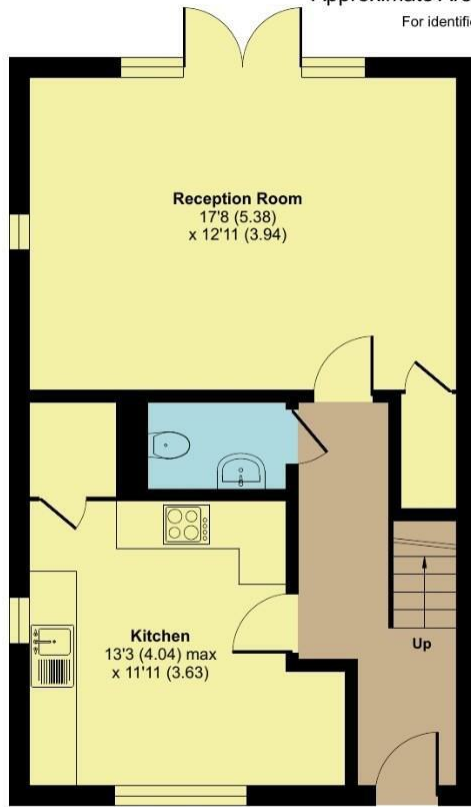




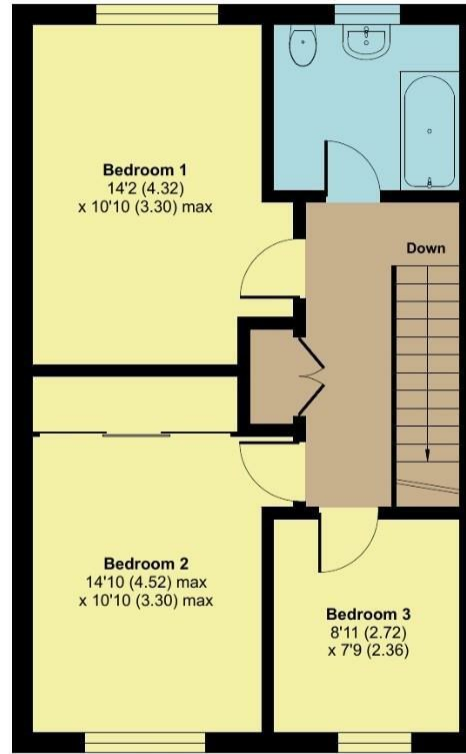


Greenheys Road, Little Hulton, Manchester, M38

Approximate Area = 1074 sq ft / 99.7 sq m
For identification only - Not to scale



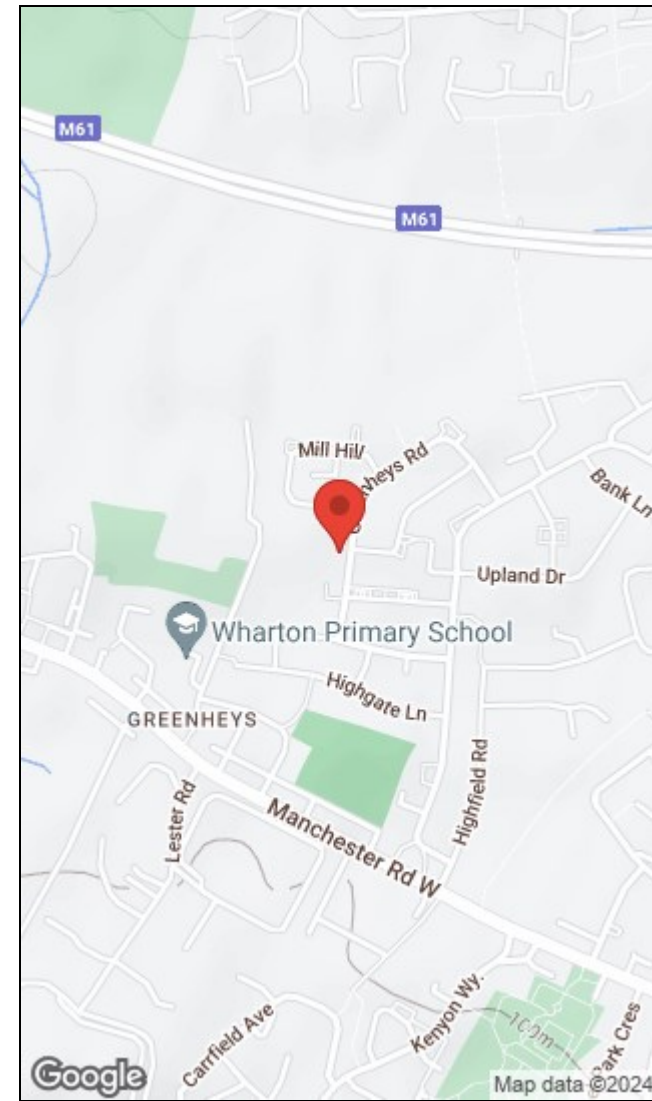
GROUND FLOOR
APPROX FLOOR
AREA 49.8 SQ M
(537 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 49.8 SQ M
(537 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Hunters Property Group. REF: 1088528



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	84		94
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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