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# Manchester Road West, Little Hulton

£135,000

**HUNTERS**<sup>®</sup>  
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This charming two-bedroom mid-terrace property offers a wonderful opportunity for buyers looking to create a home tailored to their tastes. While it requires some modernisation, its potential makes it an ideal choice for a variety of buyers, including first-time homeowners, investors, and families.

Upon entering, you are greeted by a vestibule that serves as a welcoming entryway, leading into the main living areas of the home. The ground floor features a comfortable lounge, perfect for relaxation and entertaining guests. Adjacent to the lounge is a dining room, an ideal space for family meals and gatherings. The kitchen, also located on the ground floor, is a functional area ready to be transformed into a modern cooking space.

The first floor comprises two generously sized bedrooms, each offering the flexibility to serve as a bedroom, office, or playroom. The bathroom is conveniently situated on this floor, making it easily accessible from all bedrooms.

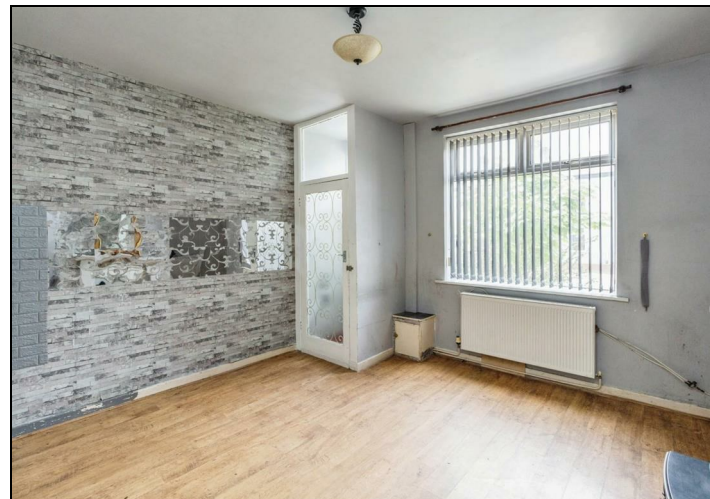
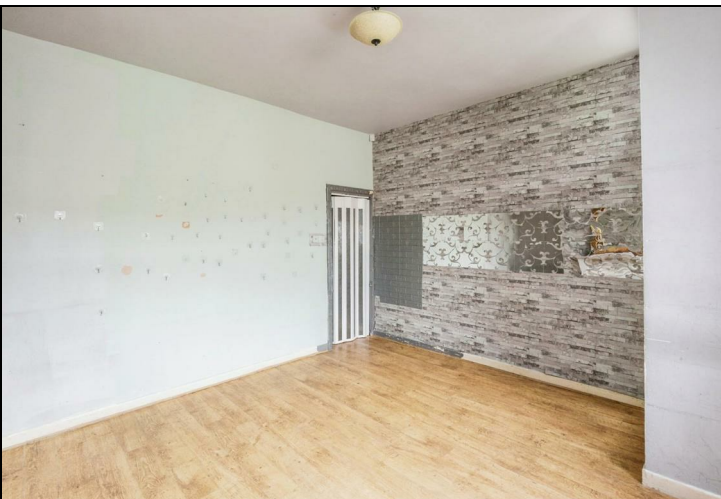
Externally, the property boasts both front and rear gardens. The front garden enhances the home's curb appeal and provides a pleasant entryway, while the rear garden offers a private outdoor space perfect for gardening, relaxation, or entertaining.

Located close to the M61 motorway, this property benefits from excellent transport links, ensuring easy commutes and access to surrounding areas. The local vicinity is well-served by various amenities, including shops, schools, and recreational facilities, making it a convenient and appealing location for potential buyers.

Overall, this two-bedroom mid-terrace property is a blank canvas waiting for a new owner to modernise and personalise, transforming it into a stylish and comfortable home.

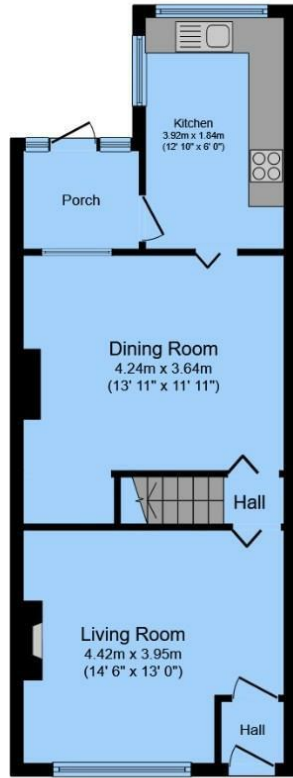
## KEY FEATURES

- PERFECT FOR FIRST TIME BUYERS
- IN NEED OF MODERNISATION
  - CLOSE TO AMENITIES
  - TWO RECEPTION ROOMS
  - MOTORWAY LINKS
  - NO CHAIN

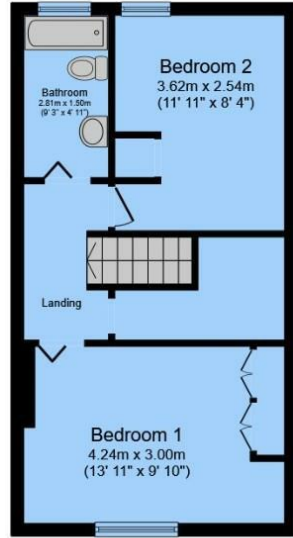








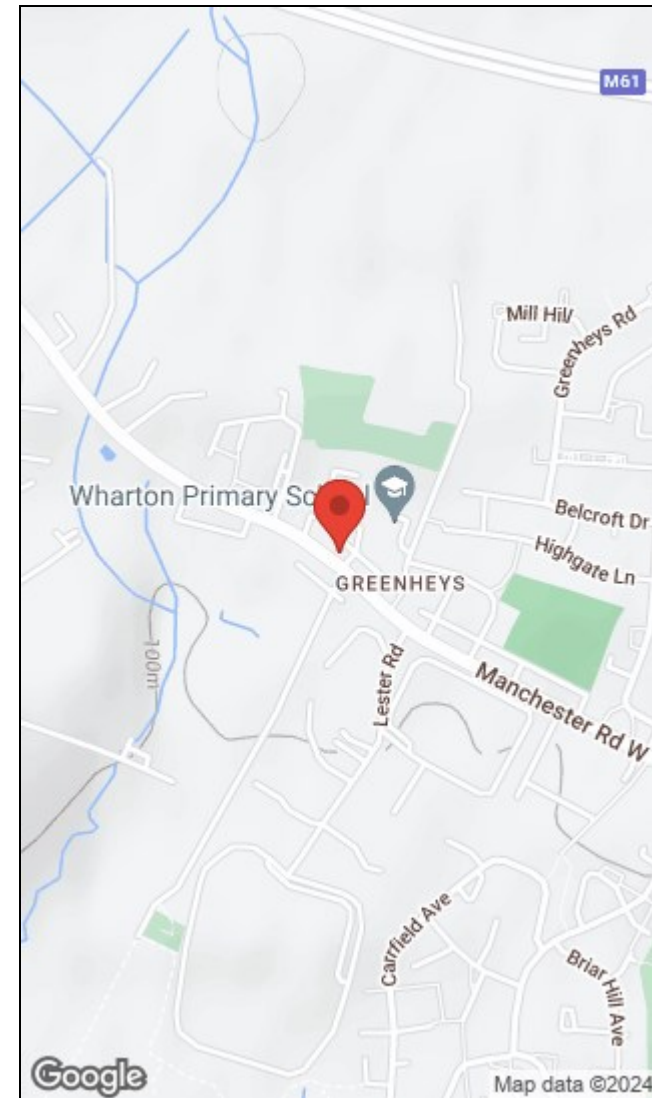
**Ground Floor**



**First Floor**

Total floor area 89.1 m<sup>2</sup> (959 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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

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