Hope Hey Lane, Little Hulton, M38 9RJ

Offers Over £140,000









BALMER & CO in TYLDESLEY are delighted to offer FOR SALE this three bedroom mid terraced property situated in a popular residential location. Ground floor accommodation comprises in brief, entrance hallway, sitting room, dining room with patio doors opening to the rear garden, and separate fitted kitchen. To the first floor are two well proportioned double bedrooms both with fitted wardrobes, a third single bedroom, and bathroom with walk in shower. Outside is an enclosed private rear garden laid to lawn with paved patio, and low maintenance garden to front.

GROUND FLOOR 401 sq.ft. (37.3 sq.m.) approx.

1ST FLOOR 398 sq.ft. (36.9 sq.m.) approx.



BALMER & CO.

TOTAL FLOOR AREA: 799 sq.ft. (74.2 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 terms are approximate and no responsibility is taken for any error omission or mession or mis-attement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. This span is set must be precisely and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Graph

81

77

52

EU Directive 2002/91/EC

45

Area Map

4 BuckleyLn M61 M61 Amblecote Playing Fields **England & Wales** GREENHEYS Environmental Impact (CO₂) Rating Little Hulton NSD82 Manchester Rd W (92 plus) 🔼 Manchester Rd E Total Fitness Walkden **Coople** Map data @2022 **England & Wales**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.