



7 Thirlmere Drive, Little Hulton

Miller Metcalfe
Every step of the way

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Little Hulton, Manchester

* Calling All First Time Buyers and To Let Investors - Early Viewing Strongly Advised *

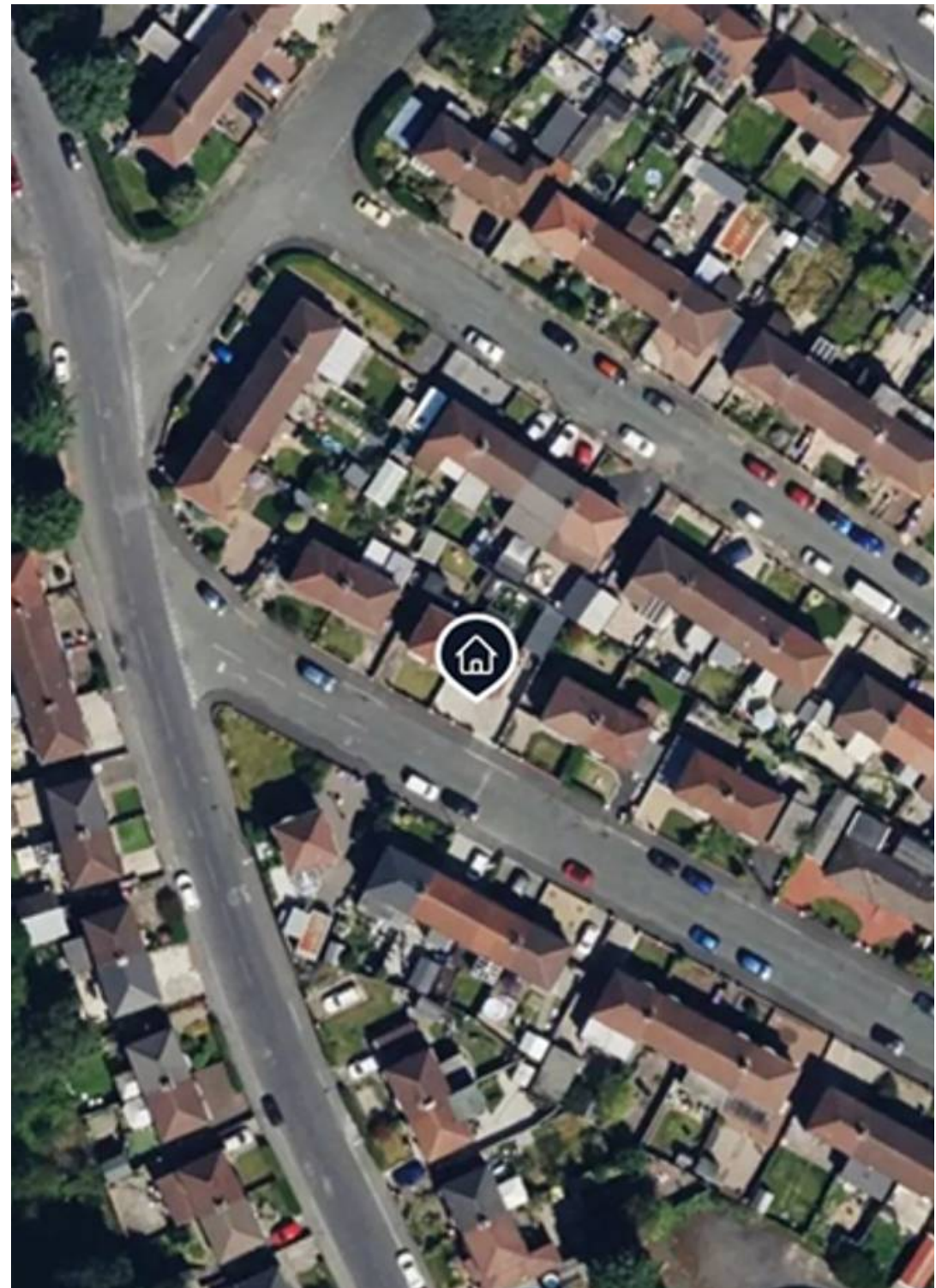
Superb Bay Fronted Semi-Detached Home, Situated Within a Wonderful Gated Plot With Splendid Low Maintenance Gardens, Three Bedrooms, Spacious Lounge, Substantial Orangery. Modern Fitted Kitchen with Integrated Appliances, Modern Three Piece Shower Room, Ample Gated Driveway Parking and Garage, Excellent Access to a Host of Amenities and Major Transport Links Into Manchester, Early Viewing Strongly Advised to Avoid Disappointment.

Situated within a popular and highly convenient setting in the popular area of Little Hulton, this wonderful semi-detached home offers well-proportioned family friendly living space that is ideally suited to modern lifestyles and must be seen in person to be fully appreciated.

The accommodation comprises an inviting entrance hall, superb bay fronted lounge, a splendid orangery plus a modern fitted kitchen with integrated appliances to the ground floor. On the first floor a landing, three bedrooms plus a fantastic modern three piece shower room/wc can be found which completes the internal living space. Outside the property is situated within a gated plot, being garden fronted with a generous driveway and garage offering ample parking. The rear landscaped gardens offers excellent and varied space for relaxing, children's play and al-fresco entertaining, with a recently fitted shed that provides more external storage.

The location is within easy access to the many shops and amenities Little Hulton, Walkden, Worsley and the surrounding areas have to offer and is well placed for well renowned public and private schooling. It is also ideal for access to major transport links making it ideal for those looking to commute into Manchester city centre, Salford Quays and across the North West.

Rarely do homes of this type remain on the market for long. As such, an early internal viewing is strongly advised to avoid disappointment.



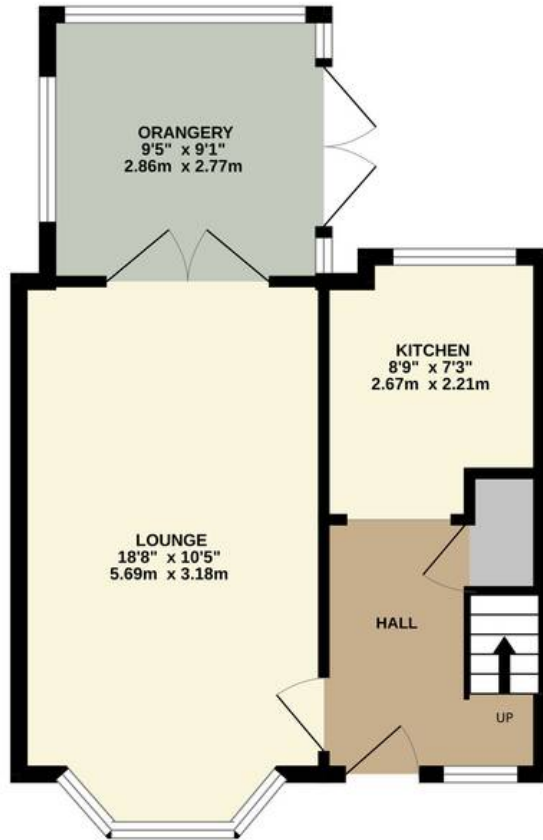




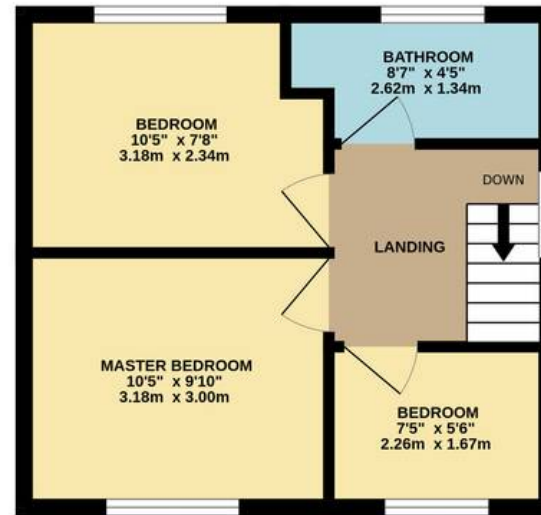




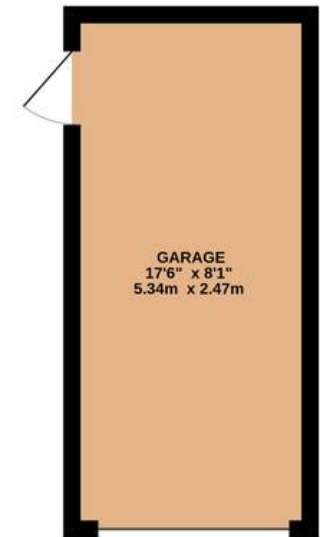
GROUND FLOOR
400 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.



GARAGE
142 sq.ft. (13.2 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.0 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.

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