



13 Greenheys Road, Little Hulton

Miller Metcalfe
Every step of the way

13 Greenheys Road

Little Hulton, Manchester

*** Calling All First Time Buyers and To Let Investors - Fabulous Two Bedroom End Terraced Town House With a Generous Lounge, Modern Fitted Dining Kitchen With Integrated Appliances, Modern Three Piece Shower Room, Attractive Landscaped Gardens and Ample Off Road Parking, Located Within a Popular Residential Area With Easy Access into Manchester City Centre, Early Viewing Strongly Advised to Avoid Disappointment ***

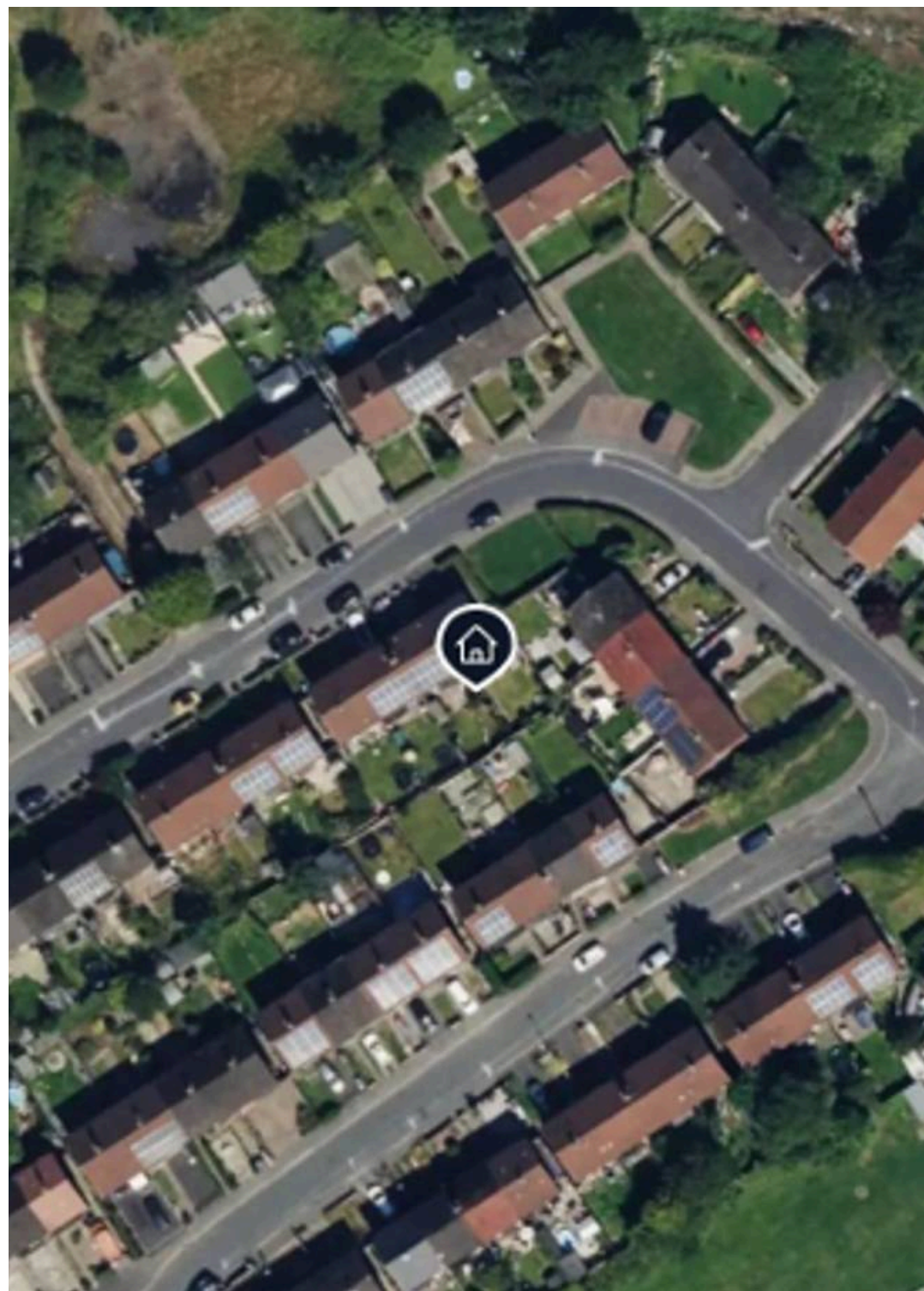
This is a superb opportunity to purchase a fantastic home that has been subject to extensive improvements by the current owners. This beautiful property offers well-proportioned living space that includes an inviting entrance hall, a splendid lounge with feature fireplace and a stunning fitted dining kitchen with a host of integrated appliances to the ground floor. On the first floor a spacious landing, two good sized fitted double bedrooms and a wonderful three piece shower room which completes the internal living space. Outside the property is garden fronted with ample gated off road parking. The splendid mature rear garden is a joy to behold featuring beautifully landscaped areas that are ideal for relaxing and al-fresco entertaining. An external utility room and brick shed offer splendid exterior storage.

Situated within the ever popular area of Little Hulton on the outskirts of Manchester, the property sits within easy access to a host of local amenities and is well placed for major transport links making it ideal for commuting into Manchester City Centre, Salford Quays and across the North West.

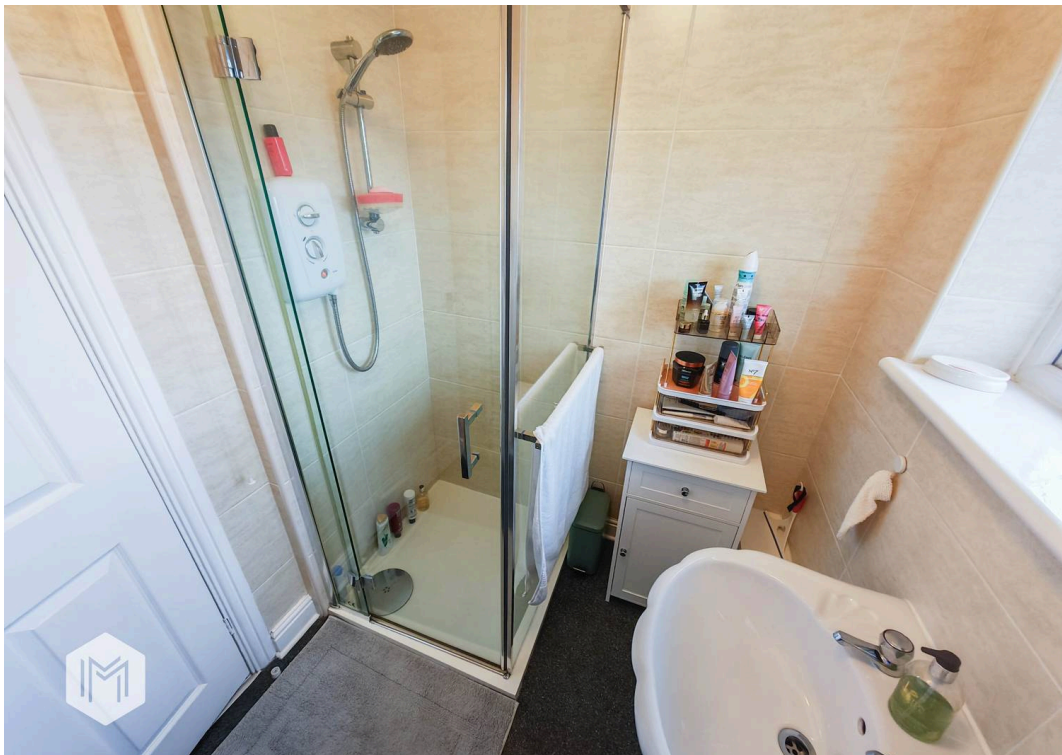
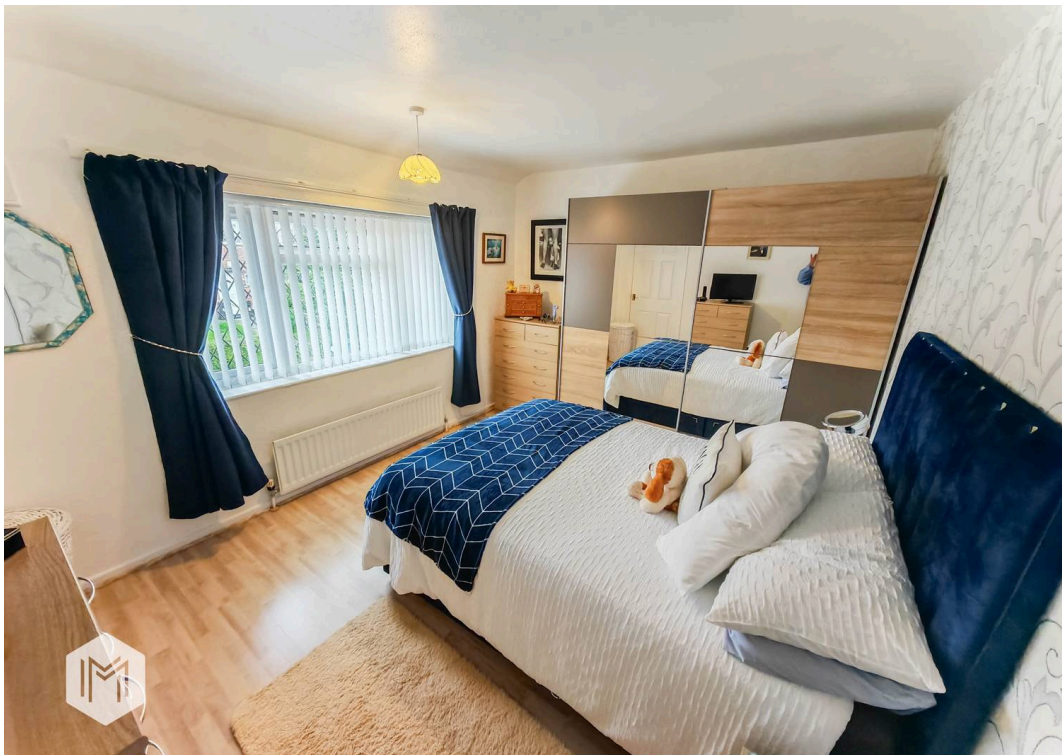
Rarely do home of this type come to the market, especially in such fantastic condition and at such an attractive price and as such, an early viewing is strongly advised to avoid disappointment.

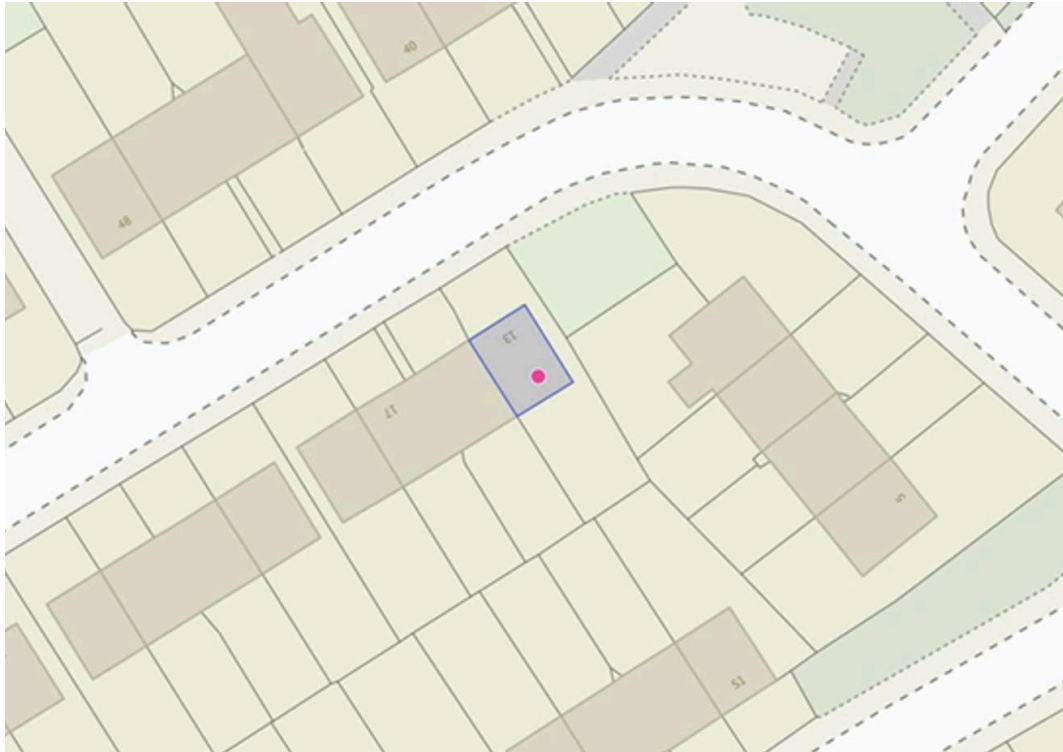
Council Tax band: A

Tenure: Freehold

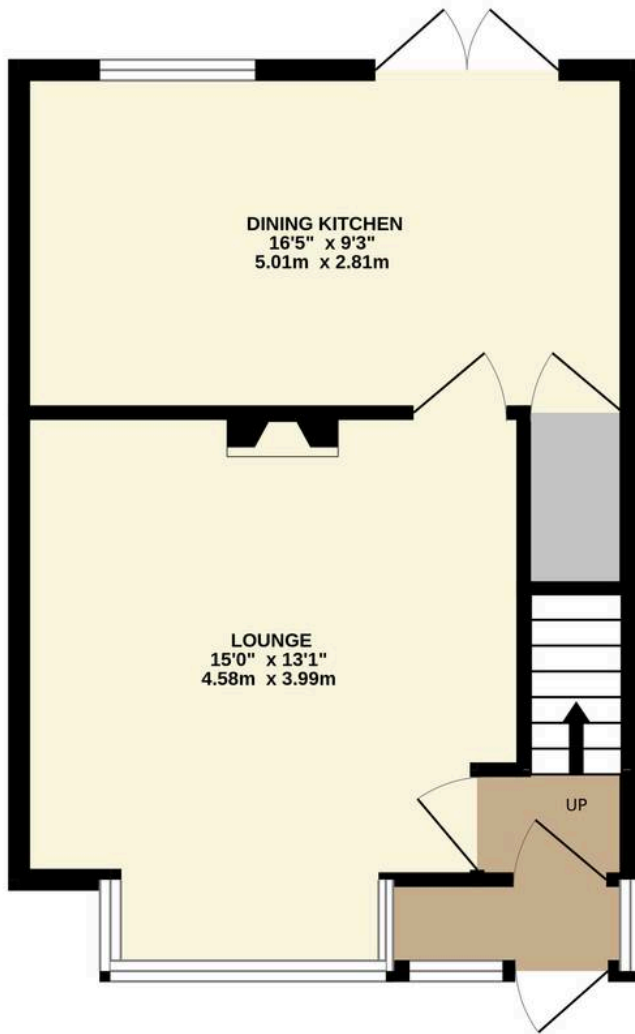




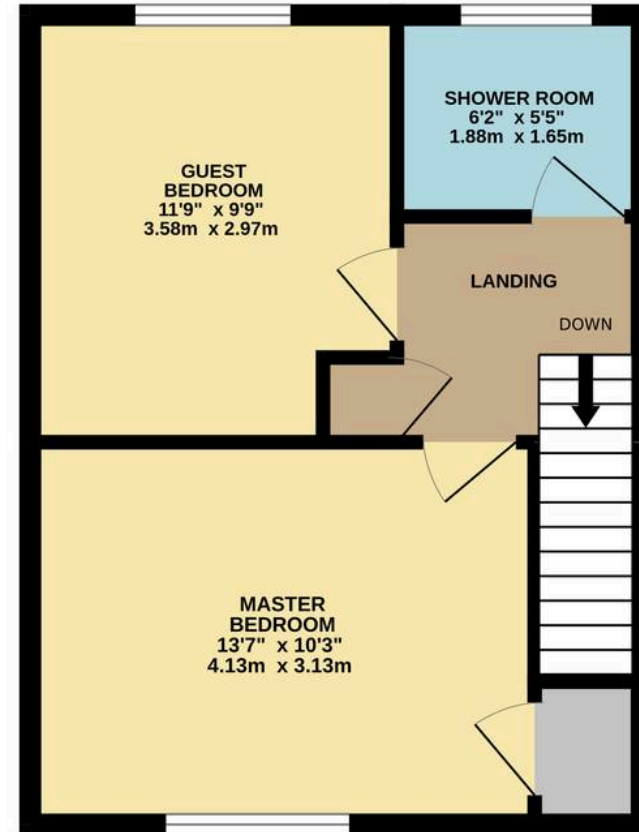




GROUND FLOOR
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 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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