



**Arley Street, Little Hulton, Manchester**

**Offers Over £119,995**

**\*\*This property is part of the Shared Ownership Scheme and is subject to restrictions under this scheme. This advert is to own 50% of the property, with Plumlife owning the other 50%. - the property can however be purchased at an increased percentage. For enquiries regarding applications and eligibility please contact our office\*\***

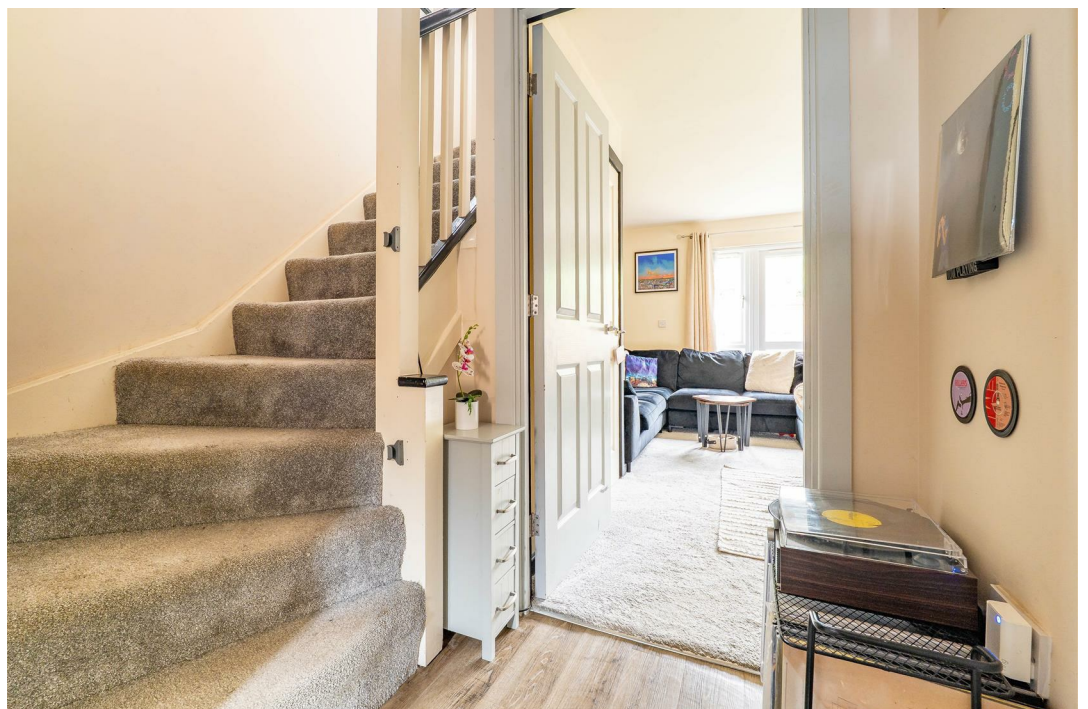
Ben Rose Estate Agents are pleased to present to market this attractive three-bedroom semi-detached home, situated within a sought-after residential area of Little Hulton, Manchester. Offering well-proportioned accommodation throughout, this property is ideally suited to first-time buyers, couples and growing families seeking a home that is ready to move into. The area benefits from a wealth of local amenities, including supermarkets, shops, schools and leisure facilities, whilst nearby Bolton and Wigan offer an even wider selection of retail and entertainment options. Excellent bus links provide convenient access into Manchester, Bolton and Wigan, and the nearby M60 and M6 motorways make commuting across the North West simple. Residents can also enjoy a range of nearby parks and green spaces, perfect for outdoor recreation.

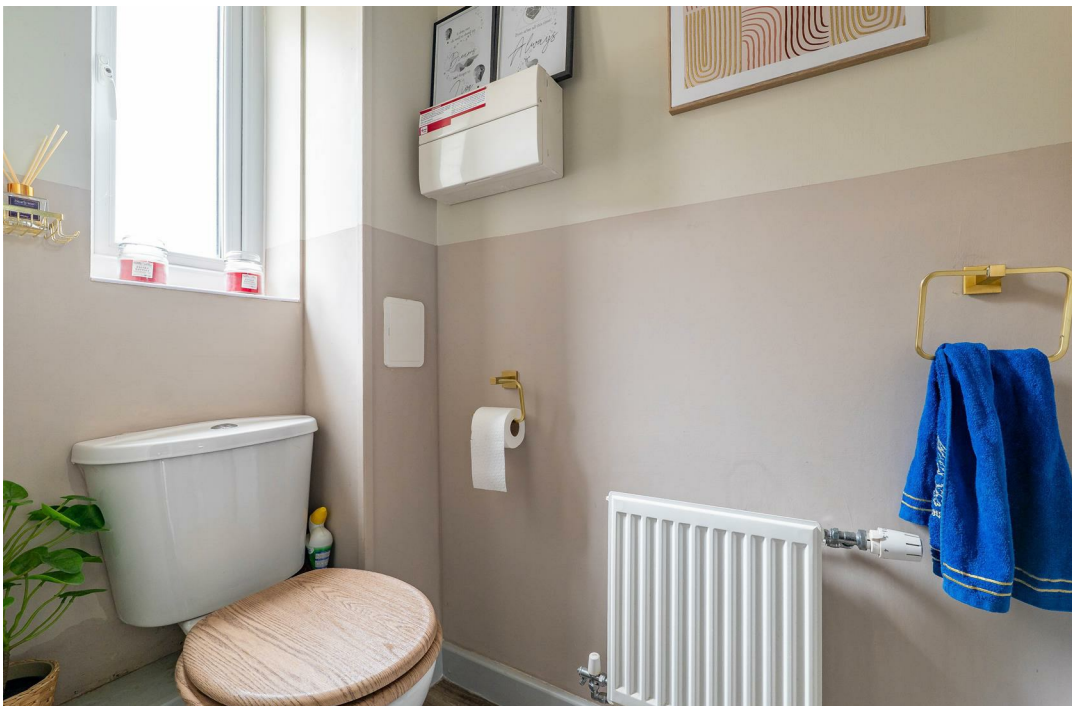
Upon entering the property, you are welcomed into a bright entrance hall which provides access to the ground floor accommodation. Conveniently located off the hall is a useful WC, along with the modern fitted kitchen positioned to the front of the home. The kitchen benefits from integrated appliances including a fridge freezer, washing machine and dishwasher. To the rear, the spacious lounge and dining room spans the width of the property, creating a versatile living and entertaining space, with French doors allowing plenty of natural light to flow throughout.

To the first floor, the master bedroom is a comfortable double room, accompanied by a second well-sized double bedroom. The third bedroom offers flexibility as a single bedroom, nursery or home office. Completing the first floor is a contemporary three-piece family bathroom finished to a modern standard.

Externally, the property benefits from a driveway providing off-road parking for up to two vehicles and is further enhanced by an electric vehicle charging point. To the rear is a private garden offering an ideal space for relaxing, entertaining or enjoying time with family. Combining modern convenience, practical living space and an excellent location, this home presents a fantastic opportunity for a variety of buyers.





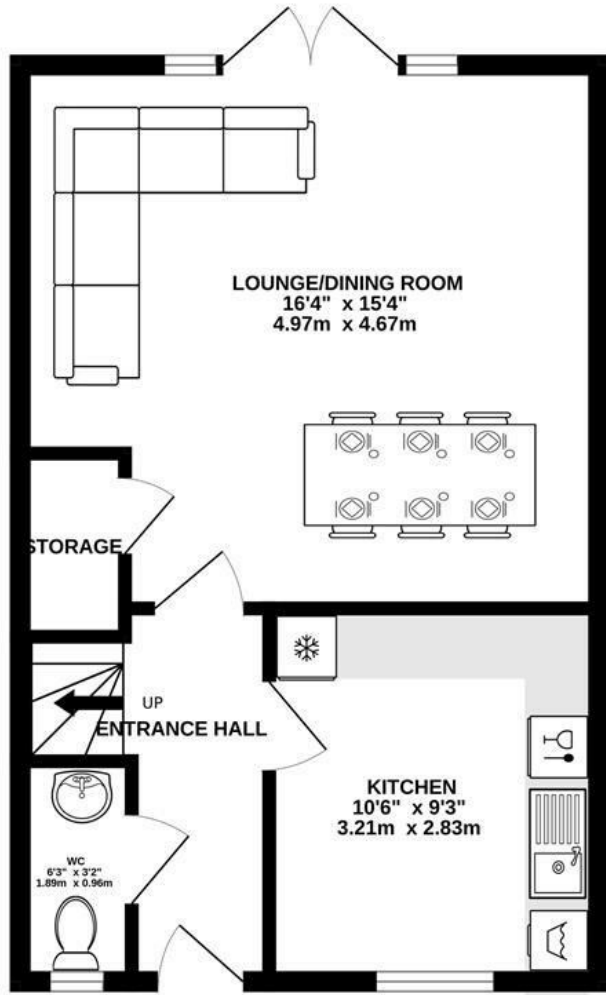




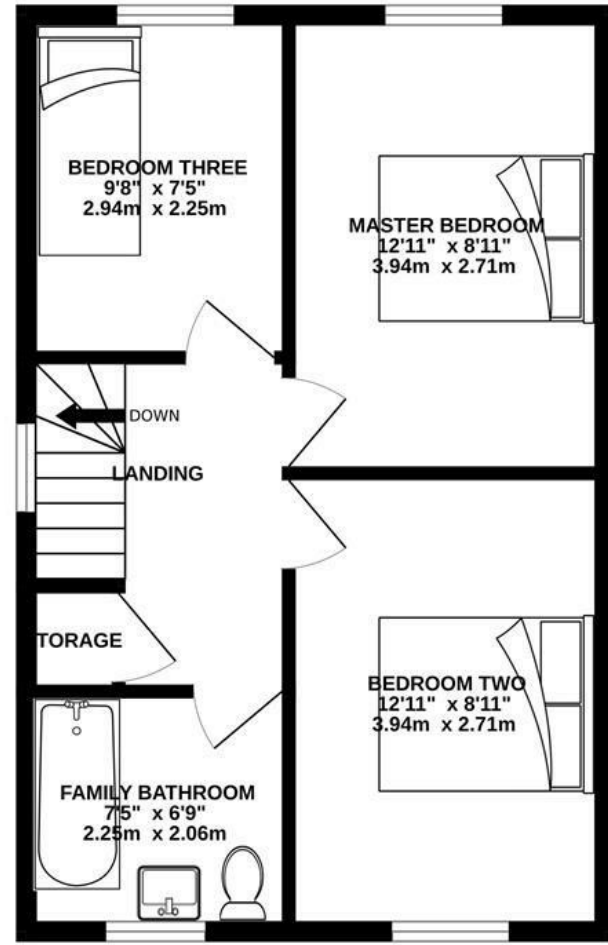




GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.

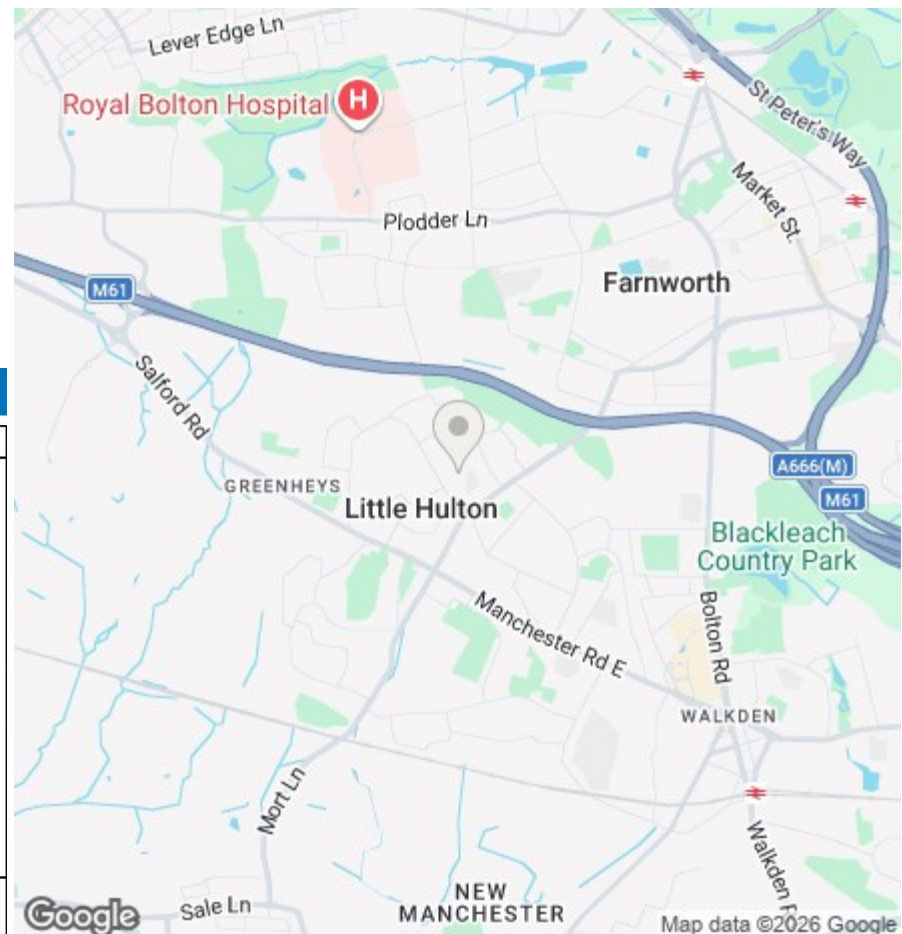


TOTAL FLOOR AREA : 842 sq.ft. (78.3 sq.m.) approx.

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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	