

45 Coniston Avenue, Little Hulton

Offers in Region of £220,000

Miller Metcalfe
Every step of the way

45 Coniston Avenue

Little Hulton, Manchester

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

Superb Larger Than Average End of Terrace, Situated Within a Wonderful Private Corner Plot With Splendid Gardens to Three Sides, Three Bedrooms, Two Separate Reception Room plus Conservatory. Modern Fitted Kitchen with Integrated Appliances, Modern Three Piece Bathroom, Ample Gated Driveway Parking, Excellent Access to a Host of Amenities and Major Transport Links Into Manchester, Exceptionally Well Presented Throughout, 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 lounge, separae sitting/dining room,conservatory plus a modern fitted kitchen with integrated appliances to the ground floor. On the first floor a landing, three generous bedrooms plus a fantastic modern three piece bathroom/wc can be found which completes the internal living space. Outside the property is situated within a wonderful corner plot with a generous driveway offering ample parking. There are private gardens to three sides that offer excellent and varied space for relaxing, children's play and al-fresco entertaining. This also offers excellent ptrntial for further extension to the side if required subject to relevent plannimg consent).

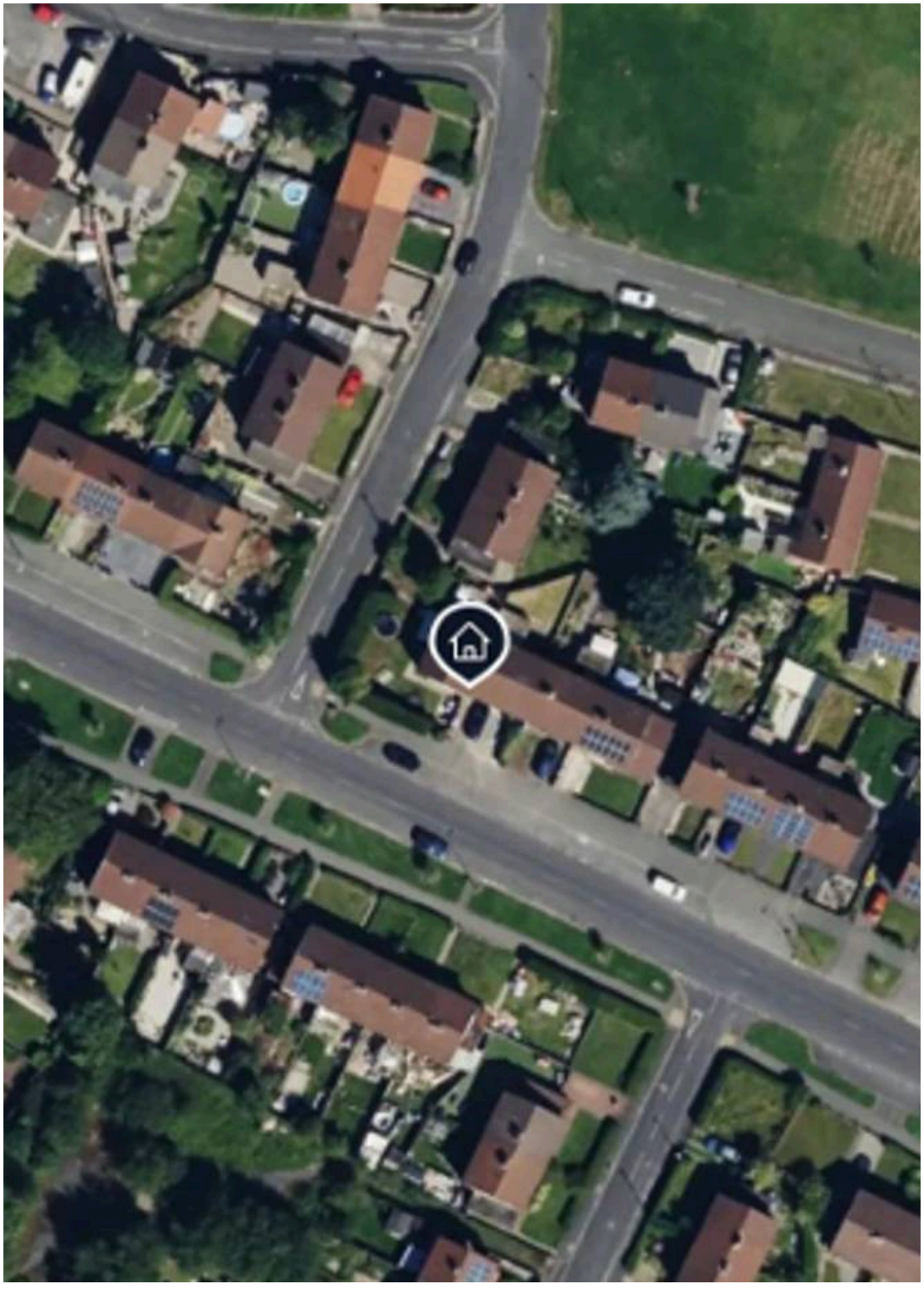
The location is within easy access to the many shops and amenities Little Hulton, Walkden, Worsley and the surrounding areas have to offer and is well placed for well renowned public and private schooling. It is also ideal for access to major transport links making it ideal for those looking to commute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

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D EPC Environmental Impact Rating: D











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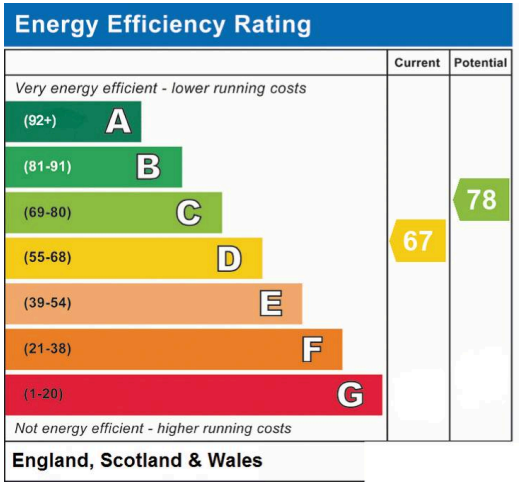
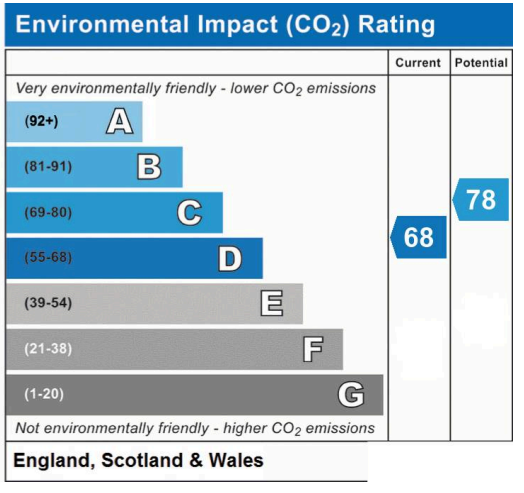
LADYWELL AVE


LADYWELL AVE

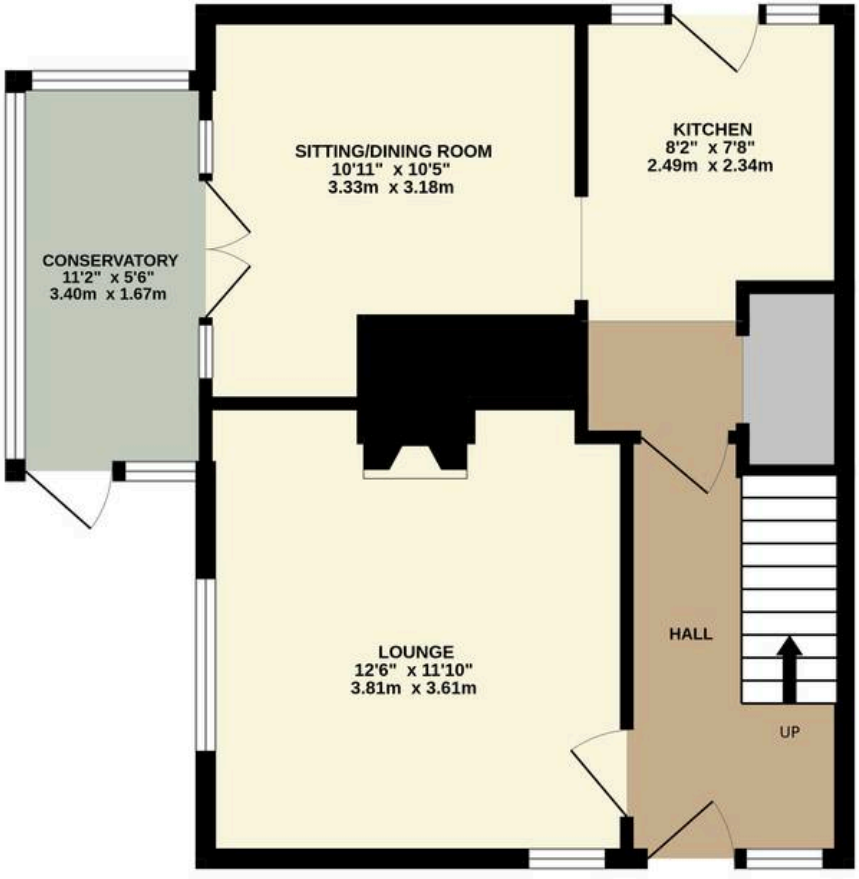


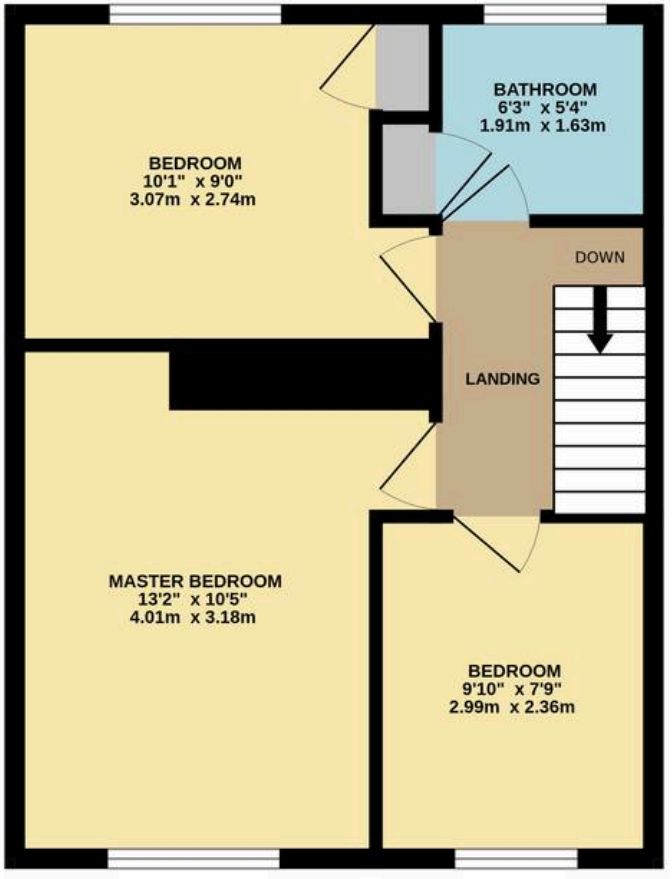

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
67
78
England, Scotland & Wales


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions
68
78
England, Scotland & Wales

GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.

1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.





TOTAL FLOOR AREA : 922 sq.ft. (85.7 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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