



*Coniston Avenue*

Little Hulton

**Miller Metcalfe**  
*Every step of the way*

# Coniston Avenue

Little Hulton

Semi Detached



EPC Rating - D

\*\*\* For Sale By The Modern Method Of Auction - Starting Bid of £180,000 Plus Fees \*\*\*

\*\*\* No Chain Involved - Early Viewing Strongly Advised - Calling All First Time Buyers and To Let Investors, Superb Extended Bay Fronted Traditional Semi-Detached Home, Highly Versatile Accommodation, Splendid Over Average Sized Gardens, Gated Off Road Parking, Popular and Convenient Location, Must Be Viewed Internally to Be Fully Appreciated \*\*\*

Situated within the popular area of Little Hulton, this wonderful period 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.

Having been extended to the ground floor, the flexible accommodation comprises an entrance porch, inviting reception hall, superb open plan lounge/dining room with feature fireplace, a separate sitting room, versatile bedroom/study room with a three piece en-suite shower room, modern fitted kitchen with integrated appliances and a useful utility room, three piece shower room and a useful utility room to the ground floor. On the first floor a landing, two further good-sized double bedrooms (master with fitted wardrobes) plus a three-piece bathroom/wc can be found which completes the internal living space.

Outside the property is garden fronted with a gated driveway providing off road parking. The rear gardens are a joy to behold, being private, over average in size and offering excellent space for relaxing, children's play and al-fresco entertaining.

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 Northwest.

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

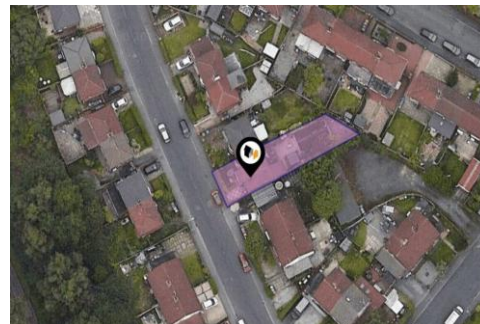
• TENURE  
Freehold

• LOCAL AUTHORITY AND COUNCIL TAX  
Salford - Band A - £1,635 Per Year

• FLOOD RISK  
Very Low

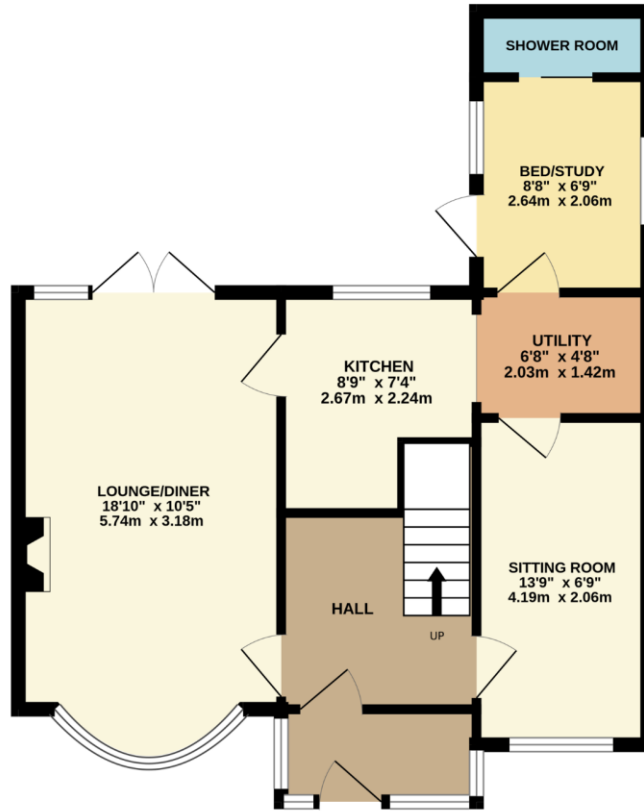
• BROADBAND  
Basic - 11 Mbps  
Superfast - 75 Mbps  
Ultrafast - 1,800 Mbps

• SATELLITE/FIBRE TV AVAILABILITY  
BT - Yes  
Sky - Yes  
Virgin - Yes

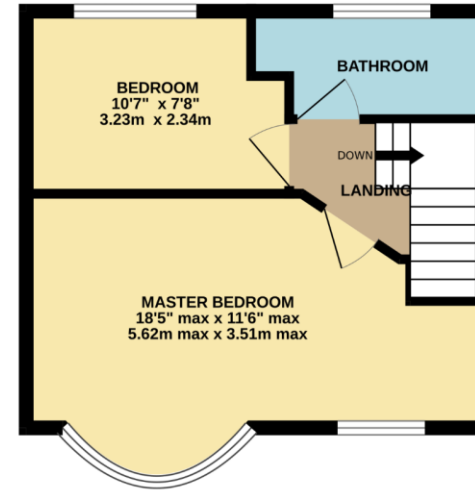




GROUND FLOOR  
551 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (80.9 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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