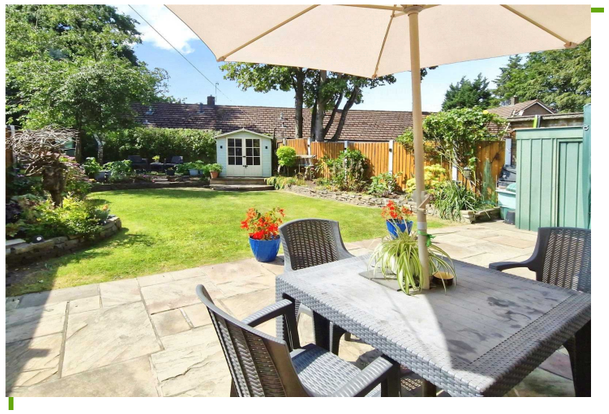
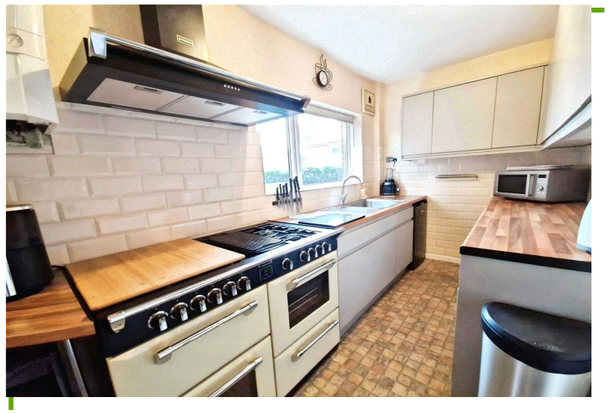
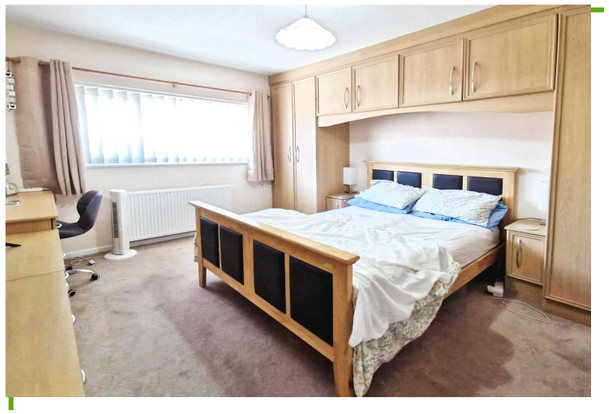
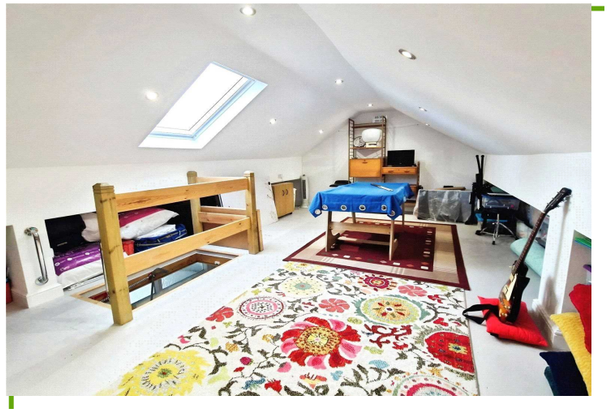




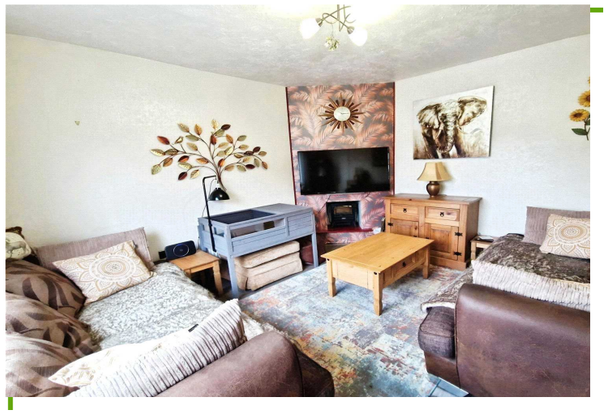












Baron Fold Crescent, Little Hulton,
Manchester, Greater Manchester,
M38

Fixed Price: £249,950

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Baron Fold Crescent, Little Hulton, Manchester, Greater Manchester, M38

Fixed Price: £249,950 Tenure: Freehold

Council Tax Band: B
EPC Rating: D
Local Authority:

Other important information which you will need to know about this property can be found at your-move.co.uk

Converted Loft Room This beautifully presented four-bedroom, semi-detached property has a converted loft room and a stunning rear garden! Offering fantastic living space throughout with two excellent size reception rooms, a utility room and a downstairs WC, this property is an ideal home for growing families!

Ideally located, walking distance to local schools and with excellent access to the shops and supermarkets at Little Hulton and Walkden Town Centre. The motorway network is a...

Hall

Lounge
11'11" x 10'7" (3.63m x 3.23m)

Living Room
17'1" x 12' (5.2m x 3.66m)

Kitchen
11'11" x 5'9" (3.63m x 1.75m)

Utility Room
6' x 5'9" (1.83m x 1.75m)

W.C.

Landing
Access to the converted loft room.

Bedroom One
11'11" x 10'7" (3.63m x 3.23m)
Fitted wardrobes.

Bedroom Two
12'6" x 12'4" (3.8m x 3.76m)

Bedroom Three
12' x 7'4" (3.66m x 2.24m)

Bedroom Four
11'6" x 6'1" (3.5m x 1.85m)

Bathroom
6'4" x 5'5" (1.93m x 1.65m)

W.C.

Loft Room
21'4" x 11'1" (6.5m x 3.38m)
Fully converted loft room, with power, lighting, velux window and additional storage to the eaves.

External Front
Paved driveway for multiple vehicles.

External Rear
Fantastic size family garden with lawn, patio seating area, storage shed and mature shrubs and flower beds.

Tenure
Freehold

Council Tax Band
B

EPC Rating
D

Other important information about this property that you need to know can be found at your-move.co.uk

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.

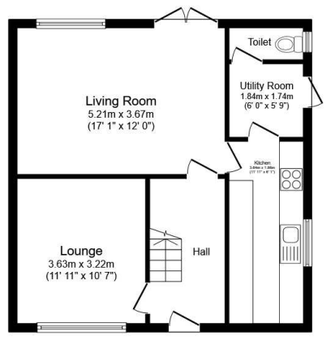
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All measurements are approximate and have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

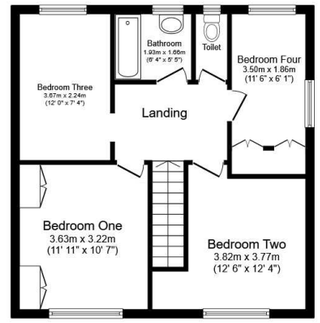
Floorplan Clause: measurements are approximate. Not to Scale. For illustrative purposes only.



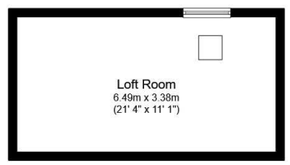
For full EPC please contact the branch.



Ground Floor
Floor area 53.1 sq.m. (571 sq.ft.)



First Floor
Floor area 53.0 sq.m. (571 sq.ft.)



Second Floor
Floor area 21.9 sq.m. (236 sq.ft.)

Total floor area: 128.0 sq.m. (1,378 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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