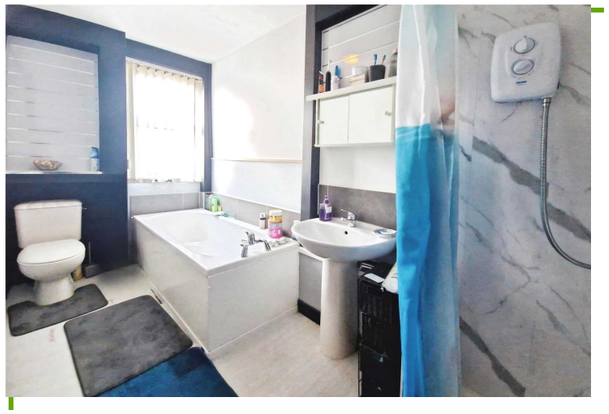
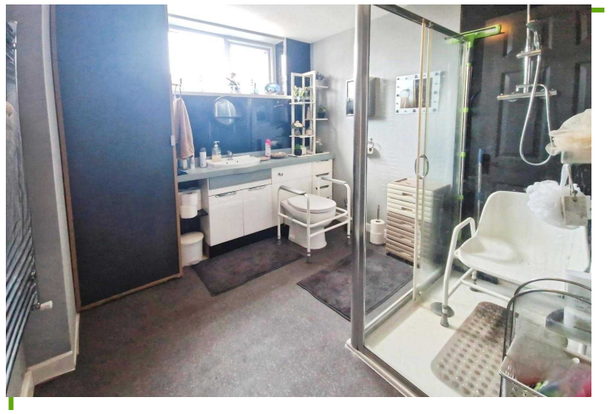
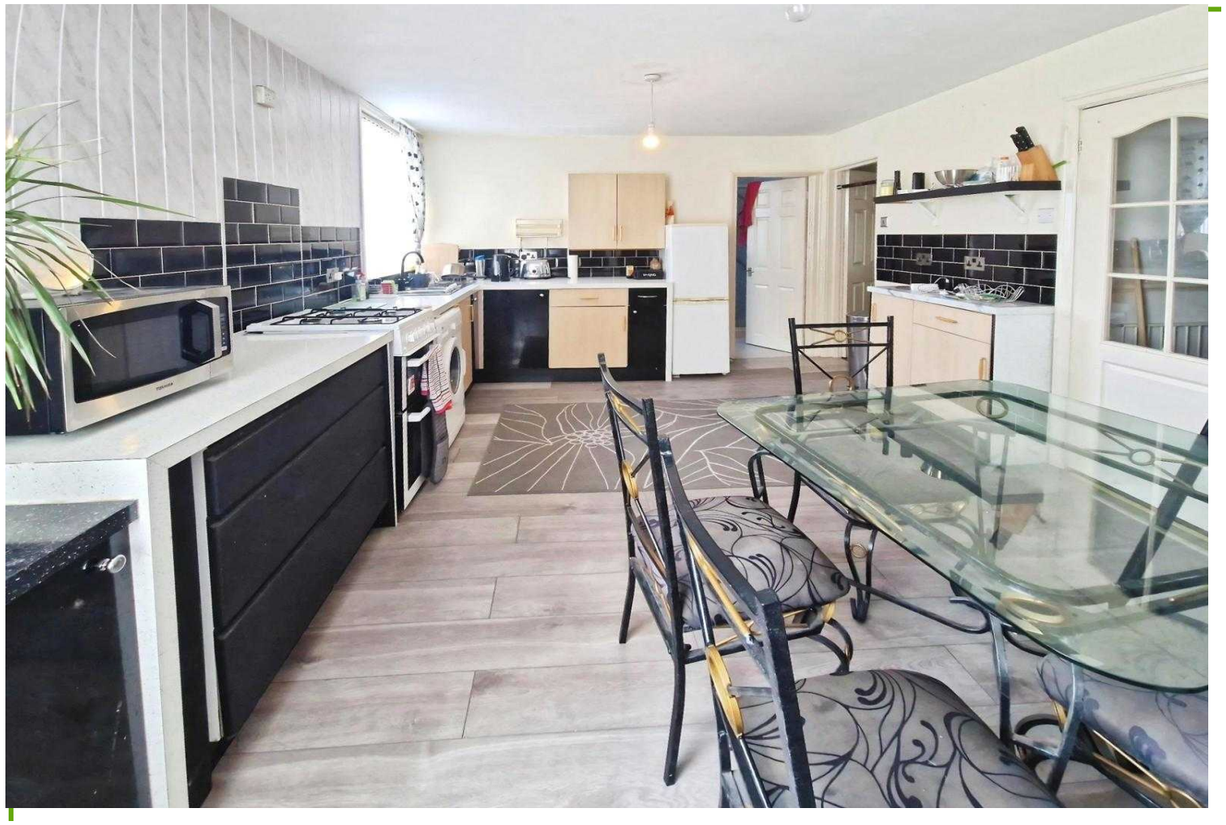
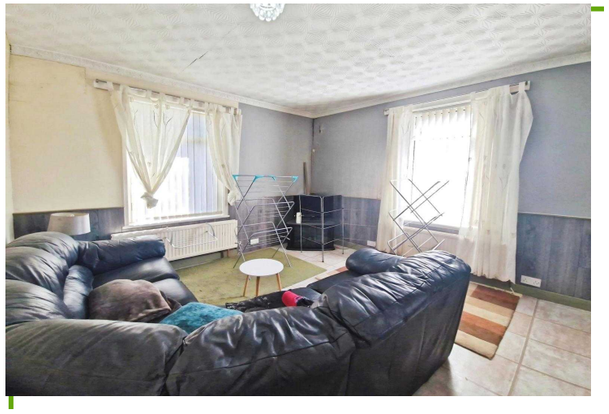




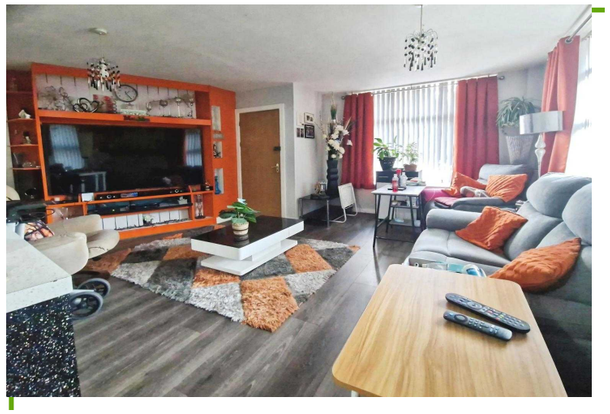


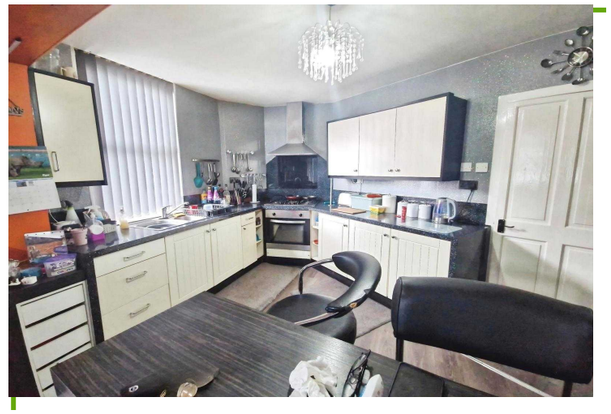




The Property Ombudsman







Cleggs Lane, Little Hulton,
Manchester, Greater Manchester,
M38

Asking Price: £220,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

Cleggs Lane, Little Hulton, Manchester, Greater Manchester, M38

Asking Price: £220,000 Tenure: Freehold

Council Tax Band:
EPC Rating: TBC
Local Authority:

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

Unique Opportunity!! This residential property was previously used as a shop to the ground floor with accommodation spread over three floors! With plenty of potential to be converted to an HMO, apartments or commercial premises (STPP), this property must be viewed to be fully appreciated!

The property consists of an entrance hall, spacious living room which open into a modern fitted kitchen with integrated appliances and breakfast bar, a modern shower room, utility room with side...

Hall

Living Room
16'5" x 15'1" (5m x 4.6m)
Spacious front room with windows to the front and side. Access to under-stairs storage and opening into the kitchen.

Kitchen
22'1" x 9'1" (6.73m x 2.77m)
Modern fitted kitchen with integrated appliances and breakfast bar.

Shower Room
8'4" x 7'10" (2.54m x 2.4m)
Window to the side, walk-in shower, WC and hand wash-basin.

Utility Room
8'4" x 4'1" (2.54m x 1.24m)
External door to the side leading to the small rear yard. Work-surface and plumbing for washer/dryer.

Bedroom One
13' x 11'5" (3.96m x 3.48m)
Double bedroom wit window to the side and fitted wardrobes.

Landing

Lounge
16'5" x 12'6" (5m x 3.8m)
Spacious room with window to the side and front. Fitted staircase leading to the converted loft room.

Kitchen Diner
14'9" x 12'6" (4.5m x 3.8m)
Modern fitted kitchen diner with integrated appliances, two windows facing the side.

Bathroom
11'7" x 5'8" (3.53m x 1.73m)
Modern fitted three-piece suite with a bath, WC and wash hand-basin.

Bedroom Two
13'4" x 13' (4.06m x 3.96m)
Double bedroom with window facing the side, fitted wardrobes.

Loft Room
14'11" x 7'11" (4.55m x 2.41m)
Converted loft room with lights and Velux window.

External Rear
Small rear yard.

Tenure
Freehold

Council Tax Band
A

Your Move is a trading name, independently owned and operated [illegible] ome Move d at 5

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.

Brooklands Place, Brooklands Road, Sale, M33 3SD. Return postal address - 65-66 Baxter Gate, Loughborough, LE67 2RF. VAT registration no: 315 255 523.

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.



Total floor area: 191.5 sq.m. (2,061 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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