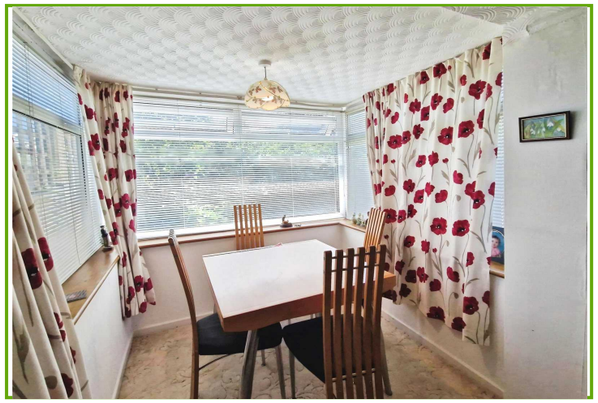

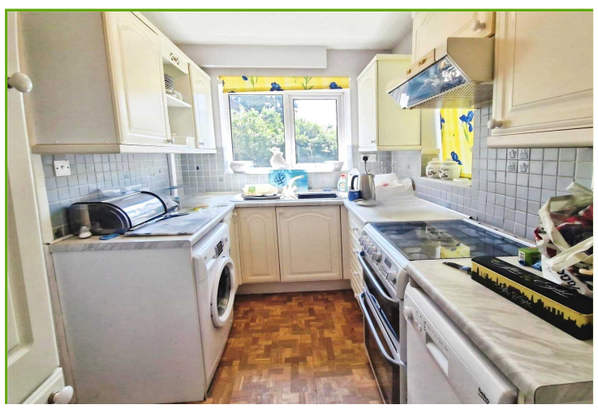

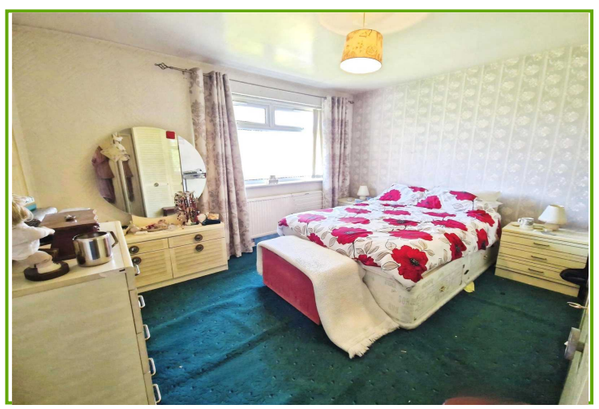

Bridgewater Street, Little Hulton,
Manchester, Greater Manchester,
M38

Guide Price: £120,000

Tenure: Freehold

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your-move.co.uk

The Property Ombudsman

Bridgewater Street, Little Hulton, Manchester, Greater Manchester, M38

Guide Price: £120,000 Tenure: Freehold

Council Tax Band: A
EPC Rating: TBC
Local Authority: Salford City Council

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

No Chain - Extended This spacious semi-detached property is sat on an incredible size corner plot, with plenty of potential for further extensions (STPP)! With two bathrooms and an extension at the rear, this property could be an ideal family home!

The property features and entrance hall, spacious lounge, and separate living room which opens into the dining room in the extension at the rear. There is a fitted kitchen and a downstairs shower room in the converted outhouse. To the...

Hall
Stairs to first floor.

Lounge
13' x 11'11" (3.96m x 3.63m)
Spacious lounge with window facing the green at the front.

Living Room
11'2" x 9'1" (3.4m x 2.77m)
Spacious living room, with access to the kitchen and which opens into the dining room in the extension at the rear.

Dining Room
6'3" x 6'3" (1.9m x 1.9m)
With windows overlooking the fantastic size rear garden.

Kitchen
11'1" x 6'8" (3.38m x 2.03m)
Fitted kitchen with wall and base units, sink, work-surfaces and pantry.

Downstairs Shower Room
5'9" x 4'9" (1.75m x 1.45m)
Fitted with a three-piece suite including a WC, hand wash basin and shower cubicle.

Landing
Access to the loft and storage cupboard.

Bedroom One
13' x 11'11" (3.96m x 3.63m)
Spacious double bedroom with window looking over the green and built-in storage over the stairs.

Bedroom Two
11'5" x 10'1" (3.48m x 3.07m)
Double bedroom with window overlooking the rear garden and fitted wardrobes.

Bathroom
5'6" x 5'2" (1.68m x 1.57m)
Window to rear, bath and wash hand basin.

WC

External Front
Small front garden, facing the green with hedge borders.

External Side and Rear
Fantastic size, corner plot garden with lawn and mature shrub boarders. Excellent potential for additional extensions (STPP).

Tenure
Freehold

Council Tax Band
A

EPC Rating
TBC

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

erated
ome Move

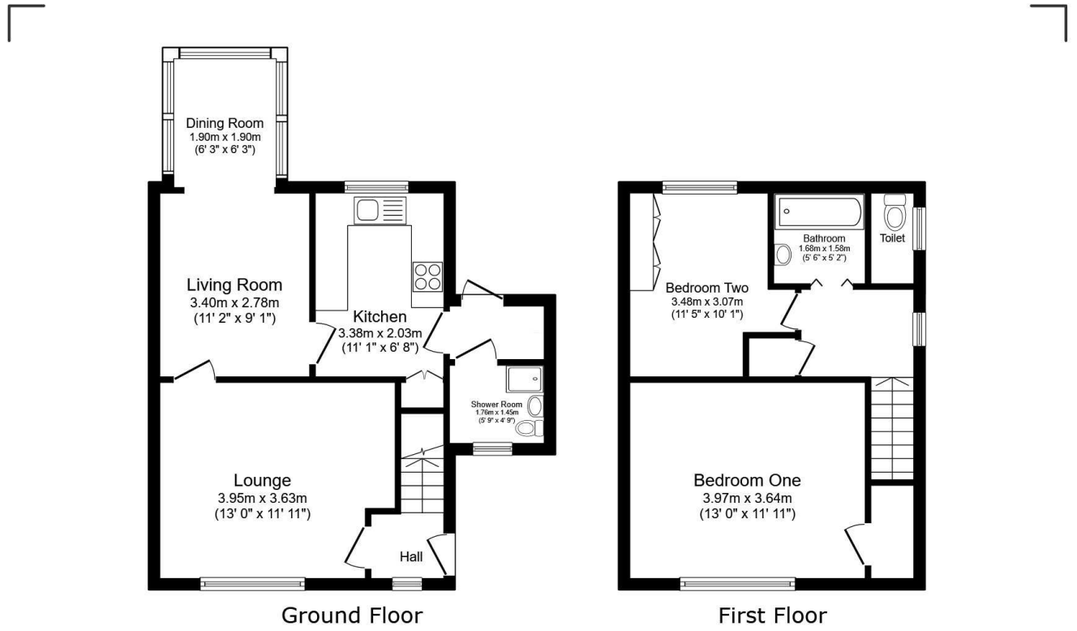
We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company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

Limited, (company number 11805074), registered in England at 5 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: 84.5 sq.m. (910 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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