



Spa Crescent, Little Hulton, Manchester **Offers Over £80,000**







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Offers Over £80,000

Property Description

This fantastic property has recently been refurbished to create a spacious family home. Situated at the head of a cul de sac and close to local amenities, transport links and leisure facilities, it is sure to appeal to a variety of buyers. Internally the property briefly comprises entrance hall, lounge and kitchen/dining room to the ground floor while to the first floor there are 3 bedrooms, a family bathroom and a spiral stair case leading up to the large loft room. Externally there is a driveway to the front and a good size garden to the rear. The property further benefits from gas central heating and double glazed windows. EPC grade is D. A full copy of the EPC is available upon request.

Our View

A fantastic home, ideal for a family, with the addition of a loft room adding to its appeal!

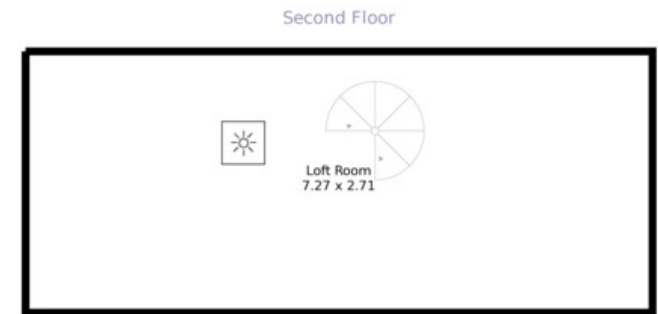
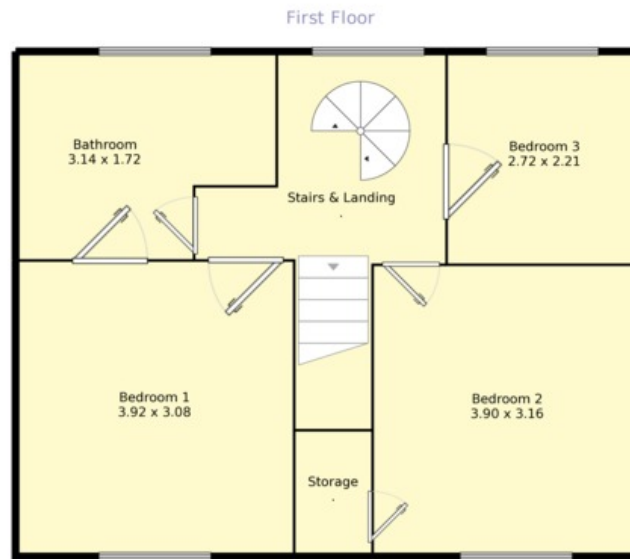
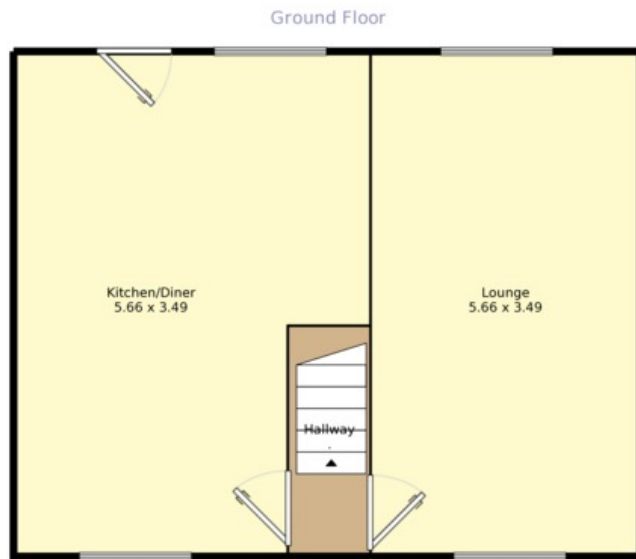
Location

The property is located with access to the M60, M61, A580 and Walkden train station giving access to Manchester city centre and the Trafford Centre which are approximately six miles away. There are popular supermarkets and local amenities within access. The Ellesmere Shopping centre is approximately one mile away, providing further amenities.



EPC Grade D

For full EPC please contact the branch



Measurements are approximate. Not to scale. For illustrative purposes only.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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