



House - Terraced (EPC Rating: D)

40 CROFT STREET LITTLE HULTON, MANCHESTER, LANCASHIRE, M38 9QX

Offers Over

£140,000

FEATURES

- LARGE Garden
- FREEHOLD
- Terraced house in Little Hulton
- Close to local amenities
- TWO Bedrooms
- NO CHAIN
- Modern bathroom
- Tenant in Situ



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ESTATES

2 Bedroom House - Terraced located in MANCHESTER

Situated in Little Hulton, Manchester, this charming terraced house on Croft Street presents an excellent opportunity for both first-time buyers and investors. The property boasts a well-proportioned reception room and a large garden to the rear.

The property comprises of entrance hallway, SPACIOUS lounge, Kitchen / Dining room with built in oven and hob and Fridge Freezer. To the FIRST FLOOR TWO good size Bedrooms and THREE piece Bathroom suite. Externally there is a front and good size rear garden.

The property is situated close to local schools, local amenities and transport links.

Strictly By Appointment Only!

Important note to purchasers:

Call us on

info@freeneyandoliverestates.co.uk

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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