



Clubhouse Avenue

Little Hulton

Miller Metcalfe
Every step of the way

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Semi Detached  2  1 EPC Rating - B

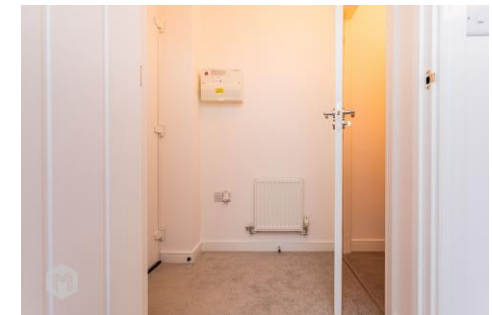
**** Chain Free ** Move in condition ****

Situated in Little Hulton on Clubhouse Avenue, ideally located for good schools, amenities and transport links. Miller Metcalfe are delighted to have onto the open market this move in condition two bed semi-detached home.

The accommodation in brief; entrance hallway into the spacious lounge, modern fitted kitchen with wall and base units, gas hob, electric oven and fridge freezer with patio doors leading to the rear garden. The ground floor finishing off with a downstairs WC.

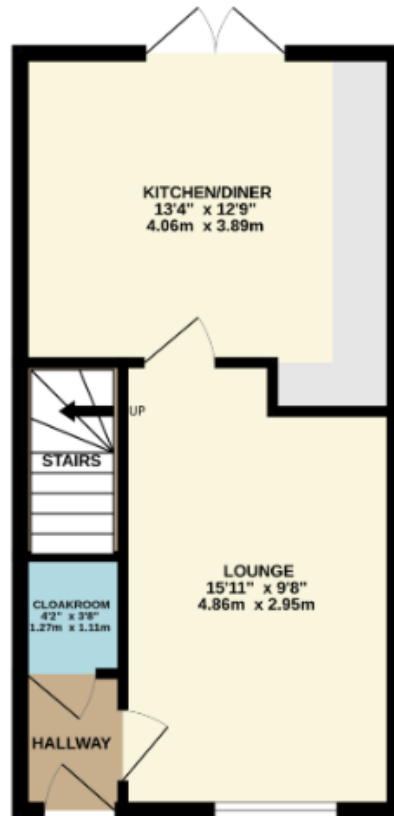
To the first floor there are two double bedrooms with a modern family bathroom comprising of shower over bath, WC and sink. Externally there is a driveway offering off road parking and a private enclosed rear garden mainly laid to lawn for easy maintenance.

Properties in this condition do not stay on the market long, please call the office to avoid missing out on this beautiful home.

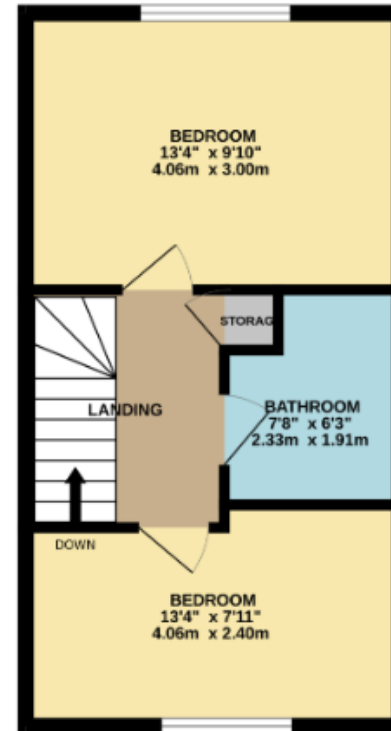




GROUND FLOOR
359 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA - 698 sq.ft. (64.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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