



35 Greenheys Road, Little Hulton

£220,000 Leasehold

Fully refurbished three bedroom property • Brand new matt grey kitchen with laminate worktops • Brand new shower room • Downstairs W.C. • Large rear garden • Potential to extend STPP • Driveway for one vehicle • Close to M61 motorway • Walking distance to local amenities • Close to good schools





This beautifully refurbished three-bedroom semi-detached house presents an exceptional opportunity for families and professionals seeking a stylish and contemporary home in a convenient location. The property has undergone a comprehensive renovation, featuring a brand new matt grey kitchen with quality laminate worktops that creates a modern and welcoming space for cooking and dining. The spacious lounge and dining area are flooded with natural light, offering an inviting setting for relaxing or entertaining guests.

Upstairs, you will find three well-proportioned bedrooms, each finished with solid wood doors in a sophisticated grey tone, providing a cohesive and elegant feel throughout the home. The brand new shower room boasts contemporary fixtures and fittings, while an additional downstairs W.C. adds further practicality for busy households. With the potential to extend (subject to planning permission), this property offers scope for future growth. The house is ideally situated within walking distance of local amenities and good schools, and is just a short drive from the M61 motorway, making it perfect for commuters.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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The outside space of this property has been thoughtfully designed to maximise both privacy and useability. Double wrought iron gates open onto a flagged driveway, providing secure off-road parking for one vehicle. The front garden features a combination of mature bushes and a fence panel surround, creating a pleasant and private approach to the home. A wrought iron and flagged pathway leads directly to the front door, welcoming visitors with a sense of charm. To the rear, the large garden offers a fence panel surround for privacy, an immediate flagged patio area ideal for outdoor dining or entertaining, and a generous lawned area perfect for children to play or for keen gardeners to enjoy. Additional features include a timber shed and a greenhouse, offering ample storage and opportunities for year-round gardening. This inviting outside space completes the property, making it a wonderful choice for those seeking both indoor comfort and outdoor enjoyment.