



4 Thirlmere Drive, Little Hulton

Manchester

HILLS

In Excess of £290,000

# 4 Thirlmere Drive

Little Hulton, Manchester

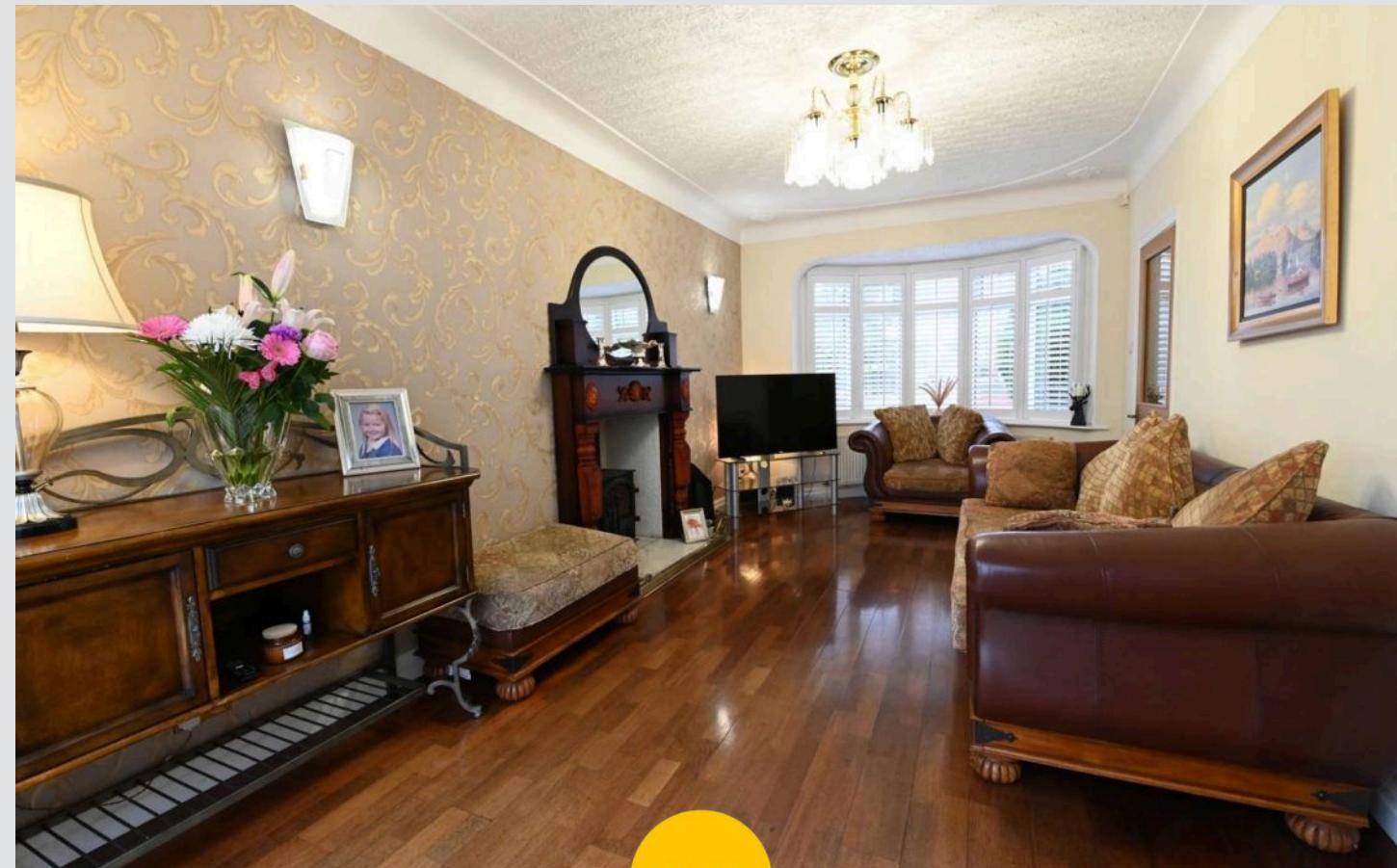
## \* A BEAUTIFULLY PRESENTED DETACHED FAMILY HOME \*

Ideally positioned on a LARGE, PROMINENT CORNER PLOT, this FABULOUS property features an entrance hallway, SPACIOUS BAY-FRONTED LOUNGE & CONSERVATORY, and fitted MODERN KITCHEN to the ground floor, whilst the first floor comprises of a landing, 3 BEDROOMS, and MODERN BATHROOM. UPVC DOUBLE GLAZED & 'COMBI' GAS CENTRAL HEATED, the property also benefits from WELL MAINTAINED GARDENS to the front, side, and rear, as well a DETACHED GARAGE & UTILITY SPACE, and GATED OFF-ROAD PARKING FOR MULTIPLE CARS. Situated in a POPULAR RESIDENTIAL AREA close to many local amenities & excellent transport links, COULD THIS BE THE PERFECT HOME FOR YOUR FAMILY? CALL US NOW TO BOOK A VIEWING!

Council Tax band: B

Tenure: Freehold

- BEAUTIFULLY PRESENTED DETACHED FAMILY HOME
- 3 BEDROOMS
- LARGE, PROMINENT CORNER PLOT
- WELL MAINTAINED GARDENS TO THE FRONT, SIDE, AND REAR
- FITTED MODERN KITCHEN & BATHROOM
- UPVC DOUBLE GLAZED WINDOWS & 'COMBI' GAS CENTRAL HEATING
- LARGE LOUNGE WITH LOG-BURNING FIREPLACE + CONSERVATORY TO THE REAR
- GATED OFF-ROAD PARKING FOR MULTIPLE CARS
- DETACHED GARAGE & UTILITY SPACE
- POPULAR RESIDENTIAL LOCATION CLOSE TO MANY LOCAL AMENITIES & EXCELLENT TRANSPORT LINKS



**Hallway**

9' 2" x 7' 7" (2.80m x 2.30m)

**Lounge**

18' 4" x 10' 2" (5.60m x 3.10m)

**Conservatory**

9' 6" x 9' 6" (2.90m x 2.90m)

**Kitchen**

10' 2" x 7' 7" (3.10m x 2.30m)

**Landing**

7' 7" x 5' 11" (2.30m x 1.80m)

**Bedroom One**

11' 6" x 10' 2" (3.50m x 3.10m)

**Bedroom Two**

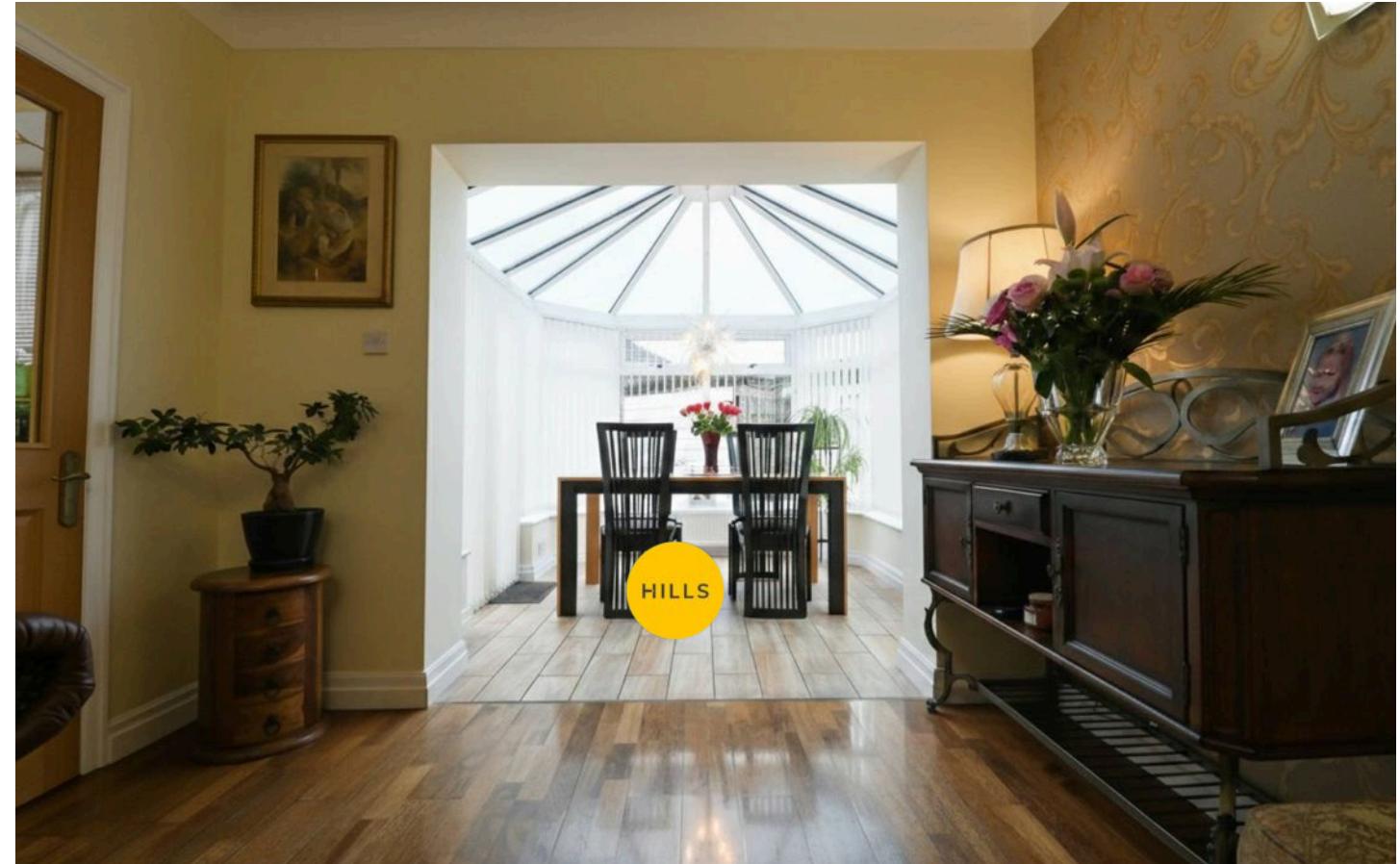
11' 6" x 7' 7" (3.50m x 2.30m)

**Bedroom Three**

7' 7" x 5' 11" (2.30m x 1.80m)

**Bathroom**

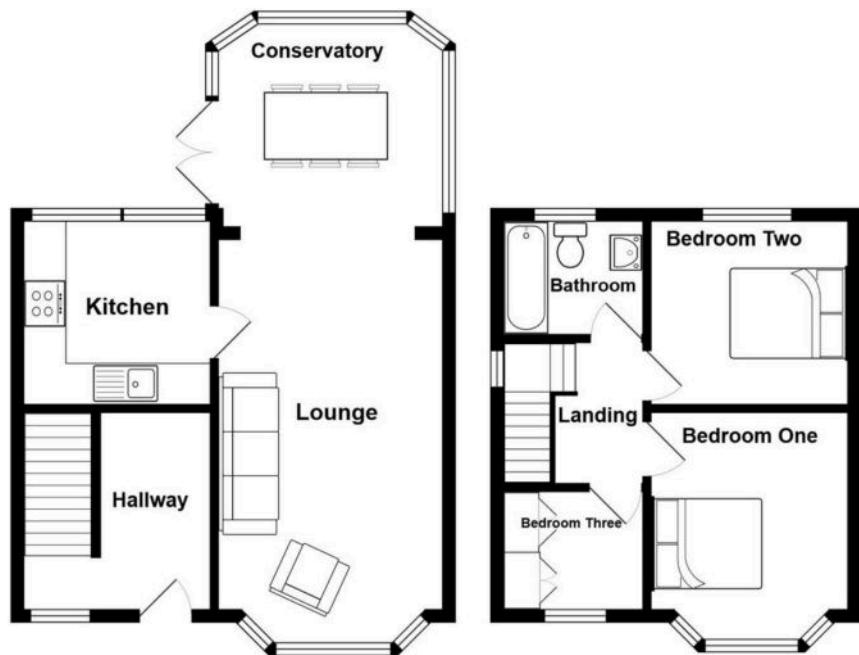
8' 10" x 4' 7" (2.70m x 1.40m)





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THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A

Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a

Property are based on information supplied by the Seller. The Agent has not had sight of the title

documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the

availability of this property before travelling any distance to view. Every effort and precaution has been

made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor

do they form part of any contract. If there is any point which is of particular importance to you, please

contact us and we will provide any information you require. This is advisable, particularly if you intend to

travel some distance to view the property. The mention of any appliances and services within these

details does not imply that they are in full and efficient working order. These particulars are in draft form

awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.