



Highfield Road
Little Hulton
Manchester
M38 9SR

Offers in Excess of £115,000

bettermove

Highfield Road Manchester

Bettermove are proud to present this 2 bedroom Semi-Detached House in Little Hulton available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the rear of the property. The council tax band is B.

The property is currently tenanted and will be sold with a tenant in situ for immediate investment - rental yields can be obtained through Bettermove.

The interior of this property comprises a spacious living room, dining room and fitted kitchen on the ground floor. The first floor consists of two bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Little Hulton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M61, Walkden Train Station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

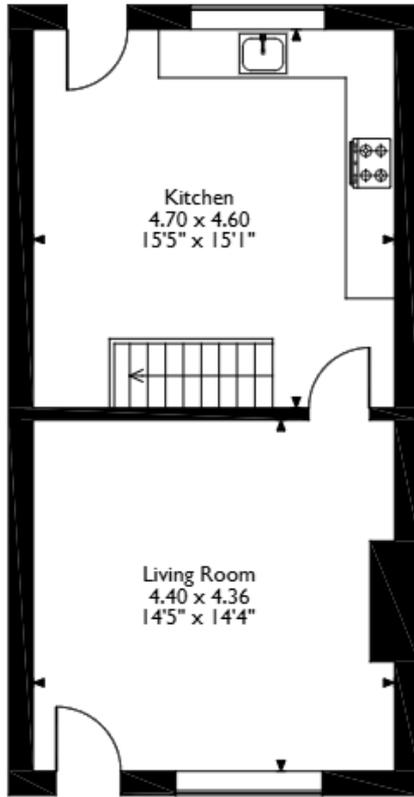
You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

This is not an additional fee and is returned to you on completion.

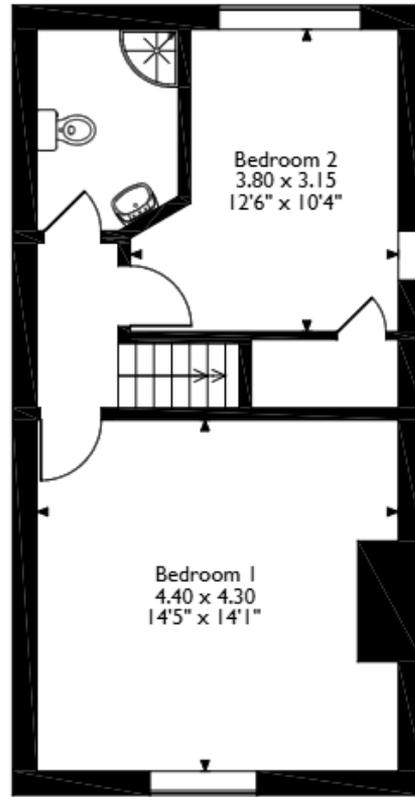
Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore, eliminating the risk of being gazumped by another buyer, and incurring aborted costs.



Highfield Road, Little Hulton, Manchester
 Approximate Gross Internal Area
 80 Sq M/862 Sq Ft



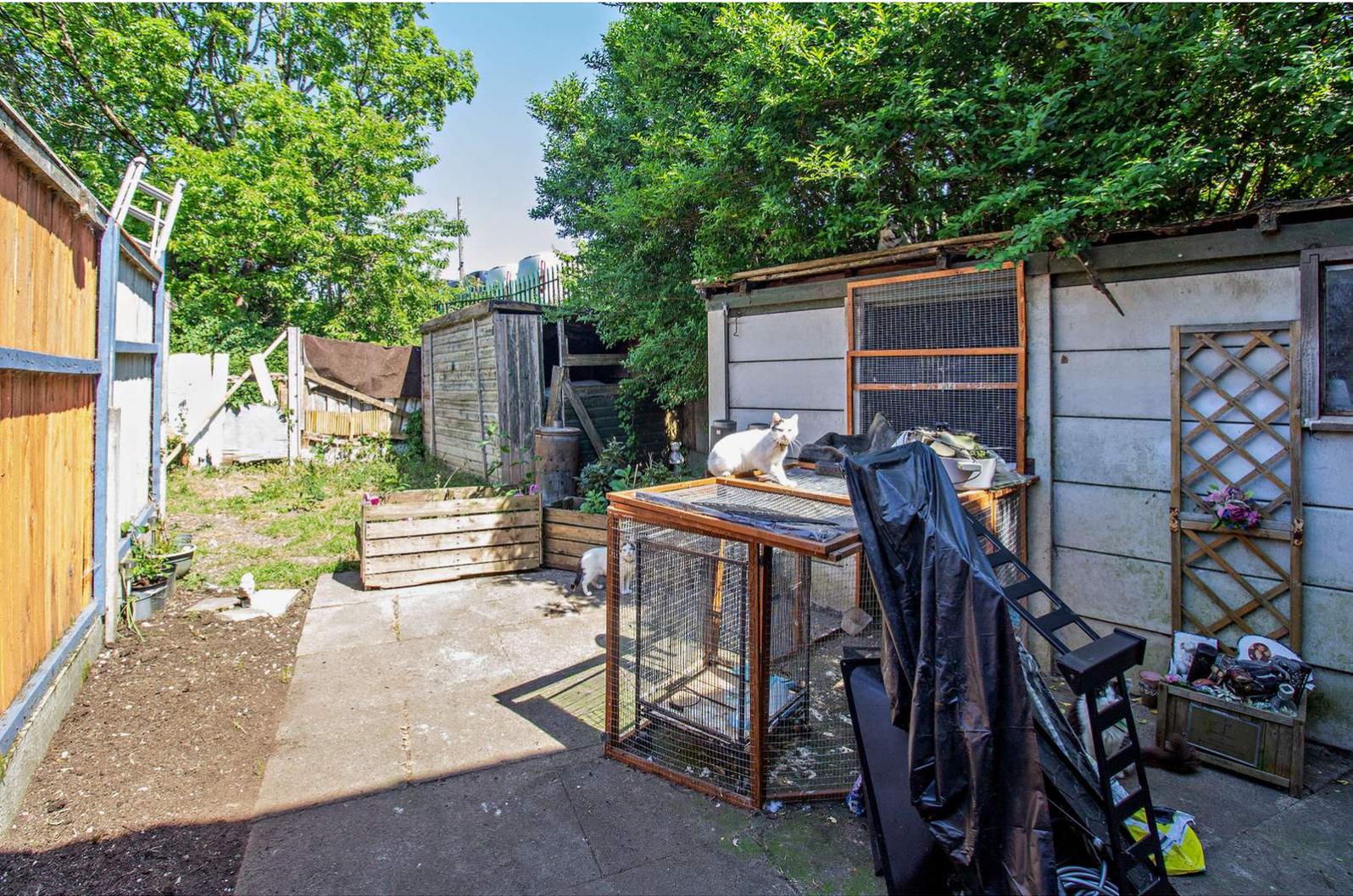
Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk