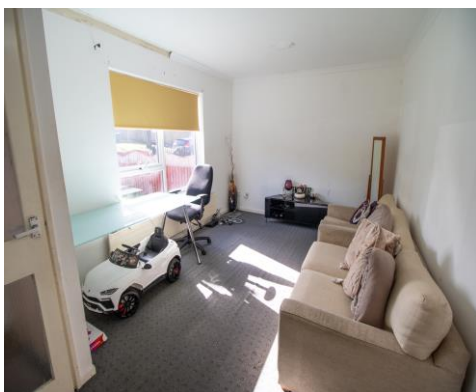




Oscott Avenue, Little Hulton, Manchester, M38 9FD

£160,000

FOR SALE WITH NO ONWARD CHAIN! A well presented 3 bedroom mid terraced home, with a gated driveway, located on Oscott Avenue in the Little Hulton area of Salford in Greater Manchester. Briefly comprises of the following, an entrance vestibule, a spacious lounge, a fully fitted kitchen with an integrated electric hob and oven, with space for a good sized dining table, an entrance hallway and vestibule to the rear, and a low maintenance rear yard. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, a family bathroom with a vanity basin and a bath tub with a shower over the bath, and a separate toilet. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Ideal purchase for a first time buyer or an investor looking for a buy to let opportunity. The EPC is ordered and will be live on the advert soon.



ACCOMMODATION

Entrance Vesibule (Front) 36' 3" x 4' 7" (11.04m x 1.40m)

The entrance vestibule to the front of the property.

Lounge 10' 6" x 17' 9" (3.21m x 5.41m)

A spacious lounge to the front of the property. Plenty of space for modern furniture. Decorated in neutral colours with a grey patterned carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Kitchen 12' 10" x 11' 7" (3.9m x 3.53m)

A fully fitted kitchen to the rear of the property. Comes with an integrated electric hob and oven, and plumbed in for a washing machine. Space for a good sized dining table and chairs. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Entrance Hallway (Rear) 13' 0" x 5' 8" (3.97m x 1.73m)

An entrance hallway to the rear of the property. Decorated in neutral colours with a grey patterned carpet. Plenty of storage space under the stairwell.

Entrance Vestibule (Rear) 4' 6" x 6' 3" (1.36m x 1.91m)

An entrance vestibule to the rear of the property.

Rear Yard

A low maintenance yard to the rear of the property.

Master bedroom 10' 7" x 12' 1" (3.23m x 3.68m)

A spacious double sized Master bedroom to the front of the property. Decorated in neutral colours with a patterned grey carpet. A double glazed window is fitted to the front of the property. Warmed by a gas central heated radiator.

Bedroom 2 12' 6" x 8' 10" (3.82m x 2.70m)

A second double sized bedroom to the rear of the property. Decorated in neutral colours with a patterned grey carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3 7' 9" x 5' 7" (2.36m x 1.69m)

A single sized bedroom to the front of the property. Decorated in neutral colours with a grey patterned carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.



Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

