



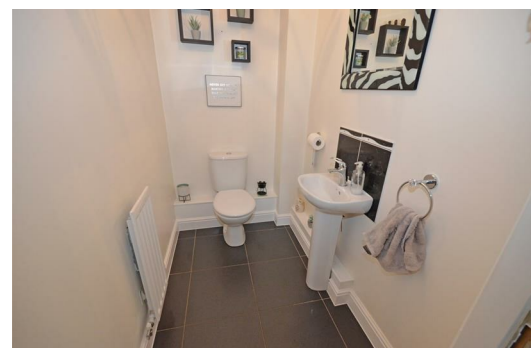
## Edmund Street, Droylsden, Manchester, M43 6GN

**Offers in the region of £270,000**

---- 3D FLOORPLANS ---- Home Estate Agents are pleased to offer for sale this superb canal fronted four bedroom modern end townhouse offering ready to move into accommodation of which only a full personal inspection will fully reveal. **\*\* NO VENDOR CHAIN \*\***

Ideally situated in a quiet and sought after location at Droylsden Marina and within easy walking distance to Droylsden town centre and all its amenities, the property provides family sized and versatile accommodation set over three floors and briefly comprises: To the ground floor, entrance hallway, cloakroom, lounge/dining room or potential bedroom and fitted dining kitchen, to the first floor there is the main lounge overlooking the Marina and canal and bedroom three whilst to the second floor there are two further bedrooms and a bathroom/WC. To the outside the property has gardens to the front, side and rear and allocated parking. As previously mentioned the property is situated close to Droylsden town centre and within walking distance of the Metrolink station.

**Superb Property & Location - Chain Free - Viewing Highly Recommended!**





GROUND FLOOR

Entrance Hall

Composite double glazed front door and Upvc double glazed window, laminate wooden floor, stairs to the first floor and radiator.

Cloakroom

Low level WC, pedestal wash hand basin, tiled floor and radiator.

Lounge/Dining Room

12'0" x 13'4" (3.65m x 4.06m)

Potential to use as a fourth bedroom if required with Upvc double glazed double doors to rear garden, Upvc double glazed window to the side, laminate wooden floor, TV aerial point and radiator.

Kitchen/Dining Room

10'8" x 13'4" (3.24m x 4.06m)

Fitted with a matching range of base and wall units incorporating a 1 1/4 single drainer sink unit and worktops over, fitted four ring gas hob with extractor hood over and electric double oven, plumbing and space for automatic washing machine and dishwasher, Upvc double glazed window to the rear overlooking to canal towpath, laminate wooden floor, part tiled walls, radiator.

FIRST FLOOR

Landing

Upvc double glazed window to side, stairs to the ground floor and second floor, radiator.

Lounge/Bedroom Four

15'2" x 13'4" (4.62m x 4.06m)

Bright and airy room with Upvc double glazed window with lovely views over the canal and towpath, TV aerial point, Upvc double glazed window to the side, radiators.

Bedroom 3

8'11" x 13'4" (2.73m x 4.06m)

Upvc double glazed window to the rear, radiator.

SECOND FLOOR

Landing

Upvc double glazed window to side, radiator.

Bedroom 1

9'7" x 13'4" (2.93m x 4.06m)

Upvc double glazed window to front, radiator.

Bedroom 2

9'0" x 13'4" (2.74m x 4.06m)

Upvc double glazed window to rear, radiator.

Bathroom

White bathroom suite with panelled bath with shower over and shower screen, pedestal wash and basin, with cupboard below, low level WC, radiator.

OUTSIDE

Gardens

To the outside the property has gardens to the front, side and rear and allocated parking space

DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

