home estate agents

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Sunnyside Road, Manchester, M43 7QE

Offers in the region of £290,000

Nestled on Sunnyside Road in the charming area of Droylsden, Manchester, this immaculate terrace house offers a perfect blend of modern living and comfort. Built in 1964, the property has been thoughtfully redecorated and carpeted throughout, making it ready for you to move in without delay.

The house boasts three well-proportioned bedrooms, providing ample space for families or those seeking a home office. The single reception room is inviting and versatile, ideal for both relaxation and entertaining guests. The property features a well-appointed bathroom, ensuring convenience for all residents.

One of the standout features of this home is the driveway, which accommodates two vehicles, complete with an electric vehicle charger for eco-conscious living. Additionally, the solar panels installed on the property contribute to reduced energy costs, making it an environmentally friendly choice.

The wood burning fire adds a touch of warmth and elegance to the living space, creating a cosy atmosphere during the colder months. This property is not only aesthetically pleasing but also practical, making it an excellent choice for those looking for a low-maintenance home.

In summary, this terrace house on Sunnyside Road is a delightful opportunity for anyone seeking a modern, ready-to-move-in property in a desirable location. With its thoughtful features and immaculate presentation, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely house your new home.







GROUND FLOOR

Living Room
16'6" x 17'3" (5.03m x 5.26m)
Entrance straight into the living room. Double glazed window over looking the front driveway. Living room has a beautiful wood burner only 3 years old and perfect for heating the whole property. Open plan staircase with stunning oak / glass banister featuring a solid safety glass gate at the bottom. Doors leading into the kitchen

Kitchen/Diner
14'3" x 17'3" (4.34m x 5.26m)
The heart of the home. Stunning open plan kitchen / diner leading into a utility room and landscaped back garden. This room certainly has the wow factor. The integrated kitchen has base & top cupboards including an island with sink basin. White quartz work tops. 5 ring ranger cooking with matching extractor. Dish washer. Full size fridge & full size freezer. Full size pull out larder.

Utility
5'6" x 6'0" (1.68m x 1.83m)
Plumbing for washing machine and electrics for a dryer. Cupboard for storage

FIRST FLOOR

Landing
9'10" x 6'7" (3.00m x 2.01m)
Storage cupboard, door to:

Bedroom 1
12'8" x 10'4" (3.85m x 3.15m)
The master bedroom has just been redecorated, wall panelled, carpeted and had a brand new fully fitted wardrobes. Very luxurious

Bedroom 2
12'1" x 9'10" (3.68m x 3.00m)
Beautiful 2nd bedroom. This large double bedroom has just had panelling, freshly decorated and new carpet.

Bedroom 3
7'0" x 6'7" (2.13m x 2.01m)
Great size for a 3rd bedroom. Currently used as a 2nd office. The room has just has panelling, freshly decorated and new carpet

Bathroom
6'6" x 6'7" (1.98m x 2.01m)
3 piece suite with tiling from floor to ceiling. Suite consists of a bath with over head shower, powered directly from the boiler. Vanity unit for storage with sink and a toilet. Under floor heating and Bluetooth speakers.

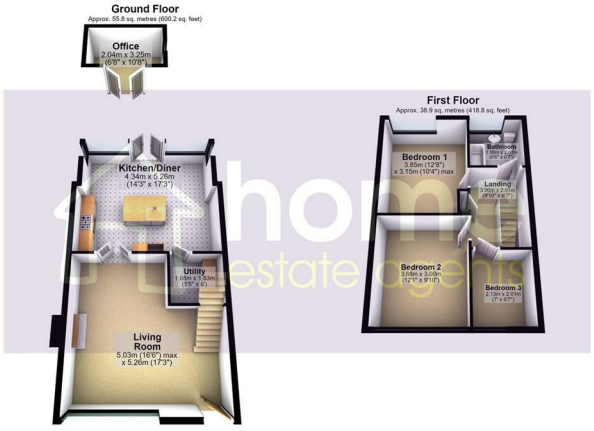
BACK GARDEN
Easy maintenance back garden with beautiful Indian stone and artificial grass. Brick shed and office / summer house. Water and electricity points.

Office
6'8" x 10'8" (2.04m x 3.25m)
Wooden summer house currently used as an office

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.

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Total area: approx. 94.7 sq. metres (1019.0 sq. feet)







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