



## Field Street, Manchester, M43 6AP

### Offers in the region of £150,000

Nestled in the heart of Droylsden, Manchester, this charming mid-terrace house on Field Street presents a fantastic opportunity for those looking to create their dream home. With two well-proportioned bedrooms and a reception room, this property offers a solid foundation for a comfortable living space.

The house requires complete refurbishment, which is reflected in its competitive price, allowing you to tailor the interiors to your personal taste and style. The potential for transformation is immense, making it an ideal project for first-time buyers or seasoned renovators alike.

Situated in a prime location, the property is just a stone's throw away from picturesque canal walks, perfect for leisurely strolls or cycling. Additionally, local amenities are conveniently close, ensuring that daily necessities are easily accessible. For those with a green thumb, the nearby allotments provide an excellent opportunity to cultivate your own vegetables and flowers.

A notable feature of this property is the driveway located at the back, offering off-road parking and added convenience.

In summary, this two-bedroom mid-terrace house on Field Street is a promising investment for anyone looking to embrace the challenge of refurbishment in a vibrant community. With its desirable location and ample potential, it is a property not to be missed.





## GROUND FLOOR

### Living Room

12'5" x 14'2" (3.78m x 4.32m)

Double glazed window to front, radiator, door to stairs & Kitchen

### Kitchen

14'0" x 14'2" (4.27m x 4.32m)

Double glazed window to rear, radiator, door to back garden / driveway

## FIRST FLOOR

### Landing

6'10" x 10'3" (2.08m x 3.13m)

Stairs and door ways leading to Bathroom , Bedroom 1 & Bedroom 2

### Bedroom 1

12'4" x 14'2" (3.76m x 4.32m)

Double glazed window to front, double radiator and small closet

### Bedroom 2

11'3" x 7'7" (3.42m x 2.30m)

Double glazed window to rear, radiator,

### Bathroom

6'11" x 6'3" (2.11m x 1.91m)

Double glazed window to rear, radiator, 3 piece bathroom suite with bath and overhead shower

## OUTSIDE

### 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.

[WWW.HOME EA.CO.UK](http://WWW.HOME EA.CO.UK)



Total area: approx. 758.1 sq. feet

