



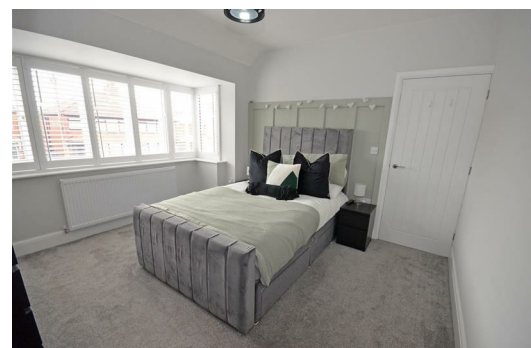
Hawthorn Road, Littlemoss, Droylsden, M43 7HU

Offers over £300,000

Impressively renovated is this immaculate three bedroom extended semi detached property situated on this popular road in Littlemoss, Droylsden offering family sized and ready to move into accommodation of which only a full personal inspection will fully reveal.

The property is ideally located close to all local amenities and travel links and has well planned accommodation that briefly comprises: To the ground floor, entrance hallway, cloakroom (currently unfinished but with plumbing for wash hand basin and potential WC), lounge, second lounge/dining room opening to the superb newly fitted and extended breakfast/dining kitchen with bi fold doors to the rear garden and a separate utility room. To the first floor there are three excellent sized bedrooms and newly fitted shower room with newly fitted separate WC. The property also has newly fitted Upvc double glazing and a gas central heating system, with the property further benefitting from a new driveway to the front providing potential parking for 3/4 vehicles and great sized rear garden.

Impressive Property Throughout - View Early to Avoid Disappointment!



GROUND FLOOR

Entrance Hall

Composite double glazed front door and window to front, stairs providing access to the first floor with under stairs storage, door to the cloakroom, decorative flooring, radiator.

Cloakroom/Potential WC

Window to side, plumbing for wash hand basin, part wood panelled wall, decorative flooring.

Lounge

13'0" x 11'5" (3.96m x 3.49m)

Large Upvc double glazed window to front and side, media wall with integrated electric living flame effect fire inset, TV aerial point, newly carpeted, radiator.

Living Room/Dining Room

12'10" x 11'5" (3.91m x 3.49m)

Opening to the fantastic fitted breakfast/dining kitchen, fitted feature fireplace with wood mantle, inset ceiling spot lights, TV aerial point, decorative flooring, radiator.

Kitchen/Breakfast/Dining Room

10'11" x 15'11" (3.33m x 4.84m)

Newly built fantastic large and contemporary fitted breakfast/dining kitchen with an extensive range of matching base and wall units and island incorporating a 1 1/4 single drainer sink unit and work tops over, Island breakfast bar, fitted four ring gas hob with extractor hood above, electric oven with combination microwave above, integrated dishwasher, integrated fridge and freezer, inset ceiling spot lights, archway opening to the open plan lounge, sky light windows flooding the room with light, bi-fold doors to the rear garden, decorative panelled wall and radiator.

Utility Room

9'2" x 5'5" (2.80m x 1.64m)

Great sized utility room with space and plumbing for automatic washing machine, good sized storage area.

FIRST FLOOR

Landing

Upvc double glazed window to side.

Bedroom 1

13'0" x 11'5" (3.96m x 3.49m)

Bright and airy main bedroom with large Upvc double glazed window to front and side, decorative wood panelled effect wall, TV aerial point and radiator.

Bedroom 2

12'10" x 10'11" (3.91m x 3.33m)

Another bright and airy bedroom with Upvc double glazed window to rear and radiator.

Bedroom 3

7'2" x 5'11" (2.18m x 1.80m)

Currently utilised as a dressing room with Upvc double glazed window to rear and radiator.

Shower Room

Newly fitted shower room with large walk in shower with rain shower, wall mounted vanity wash hand basin, fitted wall mirror, Upvc double glazed window to front, fully tiled and heated towel rail.

Separate WC

Upvc double glazed window to side, half tiled walls, tiled floor.

OUTSIDE

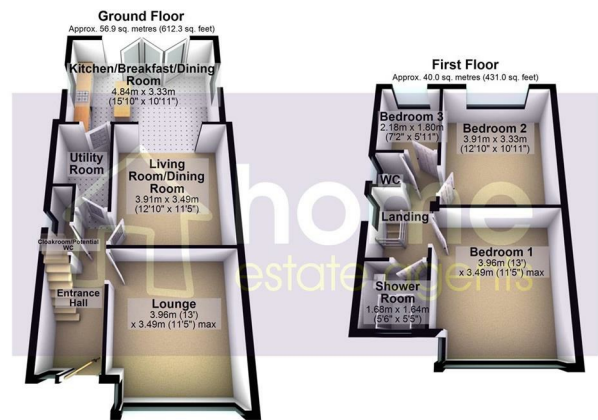
Gardens & Driveway

To the front the property benefits from a new decorative driveway providing potential parking for 3/4 vehicles and great sized rear garden with fenced boundaries.

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.



Total area: approx. 96.9 sq. metres (1043.4 sq. feet)

