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# Droylsden Road, Manchester, M34 5SW

## Price £280,000

Nestled on Droylsden Road in the charming area of Audenshaw, Manchester, this delightful mid-terrace house, built in 1890, offers a perfect blend of character and modern convenience. With two well-proportioned bedrooms and a stylish bathroom, this property is ideal for small families, couples, or individuals seeking a comfortable living space.

Upon entering, you will find a welcoming reception room that exudes warmth and charm, making it an excellent space for relaxation or entertaining guests. The property is immaculate and ready for you to move in, allowing you to settle in without the hassle of renovations.

One of the standout features of this home is the impressive off-road parking, accommodating up to six vehicles, along with a large garage that can serve as an office or additional storage space. This is a rare find in the area, providing both convenience and peace of mind.

Location is key, and this property does not disappoint. It is situated right on the doorstep of tram links to both Manchester and Ashton, making commuting a breeze. Additionally, the area boasts great local schools, making it an excellent choice for families looking to provide their children with quality education.

In summary, this mid-terrace house on Droylsden Road is a fantastic opportunity for anyone seeking a well-located, spacious, and ready-to-move-into home in Audenshaw. With its charming features, ample parking, and proximity to transport links and schools, it is sure to attract a great deal of interest. Don't miss your chance to make this lovely property your new home.

## GROUND FLOOR

### Entrance Vestibule
Door to:

### Living Room
16'3" x 12'5" (4.95m x 3.78m)
Window to front, double door leading into kitchen & trap door to cellar

### Kitchen/Diner
17'9" x 13'0" (5.42m x 3.95m)
Window to rear, radiator, stairs leading up stairs. Base & top cupboards. sink basin, oven & gas hob

## FIRST FLOOR

### Landing

### Bedroom 1
9'7" x 13'0" (2.91m x 3.95m)
Window to front.

### Bedroom 2
10'1" x 9'11" (3.07m x 3.01m)
Window to rear, door leading to staircase to attic

### Shower Room
6'2 x 6'9 (1.88m x 2.06m)
Heated towel rail , Standing shower , sink basin & toilet

## SECOND FLOOR

### Loft Room
10'10" x 11'7" (3.30m x 3.53m)
Skylight, stairs. Currently used as an office

## BASEMENT

### Cellar
16'3" x 12'5" (4.95m x 3.78m)
Stairs leading down from the living room

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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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