DAWSONS

Property Professionals since 1925

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Lytton Road, Droylsden, Manchester, M43 7ND

Dawsons are pleased to offer for sale this three bedroom, semi detached property. Located on a popular residential estate close to all local amenities. The property comes to the market in good order throughout and is close proximity to Droylsden town centre, which provides a range of shopping and recreational amenities.

This property is in close proximity to excellent commuter links to Manchester city centre, Ashton-u-Lyne and close to several Primary and high schools making the property ideal for a growing family.

Offers Over £230,000

Lytton Road, Droylsden, Manchester, M43 7ND

- Well Presented, Three Bedroom, Semi Detached
- Driveway Providing Off Road Parking
- Popular and Convenient Location
- Renovated to a high standard
- Internal inspection highly recommended
- Close to Junior and High Schools

GROUND FLOOR

Entrance hallway
3'6" x 3'7" (1.08 x 1.1)
uPVC double glazed front door, central heating radiator, stairs to first floor, door to:

Lounge
13'0" x 13'2" (3.98 x 4.03)
uPVC double glazed bay window, feature fireplace with electric fire, two central heating radiators, door to:

Kitchen/diner
8'11" x 15'11" (2.72 x 4.86)
uPVC double glazed window, fitted witha range of wall and floor mounted units, worksurface over, inset sink and drainer with mixer tap, built in double electric oven, four ring electric hob and extractor fan, plumbing for automatic washing machine, integrated fridge/freezer, microwave and dishwasher, door to storage cupboard, central heating radiator, uPVC double glazed French doors leading to rear garden.

FIRST FLOOR

Landing
Doors leading to:

Bedroom one
8'11" x 10'5" (2.73 x 3.19)
uPVC double glazed bay window, fitted with a range of wardboes, overbed storage and bedside drawers, central heating radiator.

Bedroom two
9'11" x 9'1" (3.03 x 2.78)
uPVC double glazed window, central heating radiator.

Bedroom three
6'2" x 7'0" (1.89 x 2.14)
uPVC double glazed window, central heating radiator.

Bathroom
6'7" x 5'1" (2.01 x 1.55)
uPVC double glazed window, fitted with a with shower over, pedestal wash hand basin, low level WC, tiled walls, recessed downlights, chrome heated towel radiator.

Outside
Garden and driveway to front with double gates. Gate to side leading to rear garden. Enclosed garden to rear.

AML Checks
We are required by law to conduct Anti Money Laundering (AML) checks for all vendors and purchasers. A non refundable fee of £15 per check will be payable to cover this digital process. These checks are carried out by Thirdfort.

This is a legal requirement to meet HMRC and UK law guidelines .



Directions



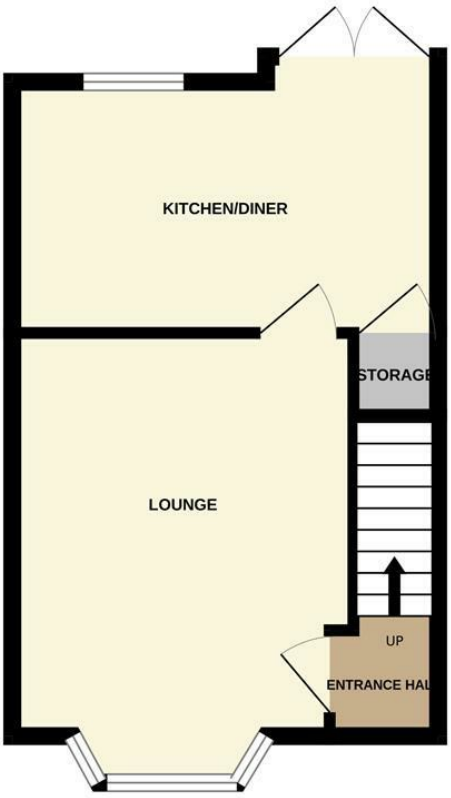




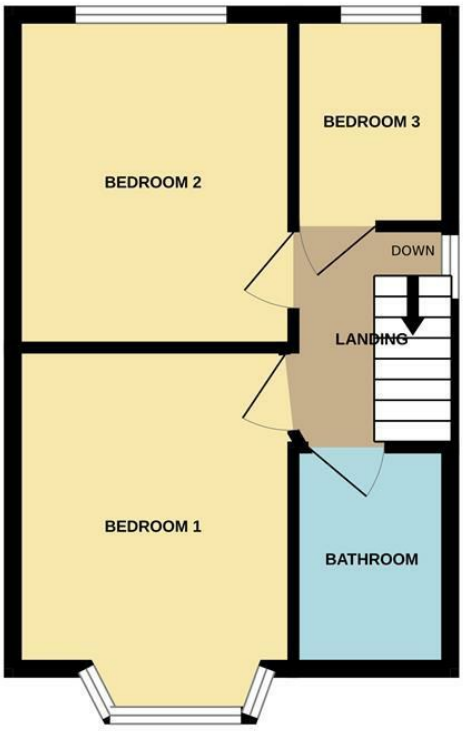



Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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