



## 85 Sunnyside Road, Manchester, M43 7GZ

**£1,200**

A Wilson Estates are delighted to offer To Let this three bedroom terrace on Sunnyside Road in Droylsden.

This well presented property comprises spacious lounge, with large open plan dining area and extended kitchen. On the first floor is a bathroom and three bedrooms with two being doubles.

There is driveway parking for up to two vehicles and to the rear is an enclosed garden.

Located in a quiet residential area and within walking distance to Droylsden Town Centre.

The property is also convenient for public transport with nearby bus and tram stops, and the M60 a short drive away.

We expect a high demand for this property so please call A Wilson Estates on 0161 303 9886 to arrange a viewing.

The property briefly comprises:~

# 85 Sunnyside Road

Droylsden, Manchester, M43 7GZ

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## Entrance Vestibule

Composite double-glazed door and uPVC double-glazed windows to front elevation.

## Entrance Hallway

uPVC double-glazed door to front elevation. Lighting, radiator, and carpet.

## Lounge

uPVC double-glazed windows to front and side elevations. Wall mounted electric fire. Lighting, radiators, carpet, curtains, and under stair storage cupboard.

## Kitchen

uPVC double-glazed door and windows to side and rear elevations. Fitted wall and base units with coordinating work surfaces. Stainless steel single sink unit with mixer tap. Integrated electric oven and hob with extractor over. Part-tiled walls, lighting, radiator, and tiled flooring.

## Stairs and Landing

Wooden handrail, balustrades, and bannister. Lighting, carpet, and loft access.

## Bedroom One

uPVC double-glazed window to front and side elevations. Lighting, radiator, and carpet.

## Bedroom Two

uPVC double-glazed window to rear elevation. Lighting, radiator, and carpet.

## Bedroom Three

uPVC double-glazed window to front elevation. Lighting, radiator, and carpet.

## Bathroom

uPVC double-glazed window to rear elevation. Three-piece bathroom suite comprising low-level WC, hand wash basin with mixer tap, and panelled bath with mains-fed shower over. Fully tiled walls, lighting, heated towel rail, and vinyl flooring.

## Externally

Gated driveway to the front with parking for two vehicles. To the rear is an enclosed garden.

## Additional Information

Council Tax Band : B

EPC Rating : D

Holding Deposit : £276

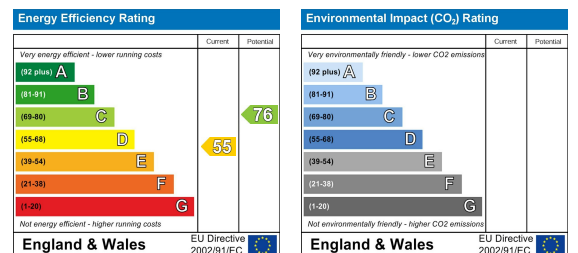
STRICTLY NO SMOKING POLICIES APPLY





## Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.



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