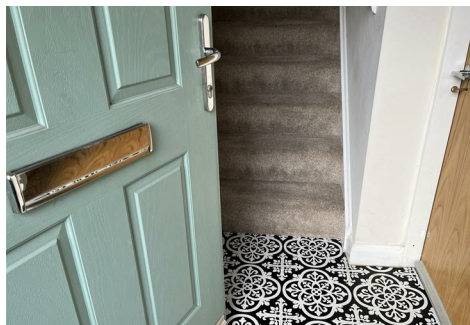




20 Bridgewater Wharf, Manchester, M43 7ZA

Offers Over £180,000

WOW, this hidden gem on Bridgewater Wharf! You are literally in the heart of Droylsden and all it has to offer. Yet the wharf and its pretty mooring is a few steps away from the front door. The residents on this cul-de-sac have their own key to take them onto the Wharf that even has a restaurant barge!

Built in a unique Coachhouse style, this lovely house requires an internal inspection to fully appreciate all it has to offer.

Once inside you are welcomed in through the entrance hallway, to the right is a courtesy door into a larger than average garage complete with utility area, light and power. Stairs then take you up to the main body of the house. The landing area is bright and welcoming with a Juliette balcony and two large storage spaces.

The open plan living, is stylish and the perfect space to entertain. And being so spacious, if you work from home, can easily accommodate a work space. The kitchen is well equipped and has a breakfast bar. The master bedroom is an excellent size and even has its own walk in dressing room!

The bathroom completes the living space. The property was originally a two bedroom, and should you need it, could be converted back.

20 Bridgewater Wharf

Droylsden, Manchester, M43 7ZA

Offers Over £180,000



Entrance Hallway

Stairs rising to the first floor, courtesy door into the garage.

First floor

Landing

Juliette balcony, two large built in storage cupboards, doors into all rooms.

Open Plan Living Space

20'2 x 18'2 max (6.15m x 5.54m max)

The heart of this home! What an amazing space to live, entertain and even work from. The lounge has two windows to the front elevation, going into the kitchen, this one is fitted with a range of floor and wall mounted units with coordinating work surfaces over and matching breakfast bar. Fitted appliance include an electric oven, gas hob and extractor fan above. There is a fridge & freezer, stainless steel sink unit with mixer tap.

Master Bedroom

12'8 x 10 max (3.86m x 3.05m max)

Window to the front elevation, walk into the wardrobes/dressing room. Useful storage cupboard.

Family Bathroom

Opaque window to the rear elevation. Suite comprising of a panel bath with shower over, low level w.c and hand wash basin. Heated towel rail, part tiled walls.

Externally

To the front is a garden with path to the

composite front door and driveway parking space. Around to the rear you can access the integrated garage.

There are a few visitors parking spaces.

Garage

20'5 x 13'11 max

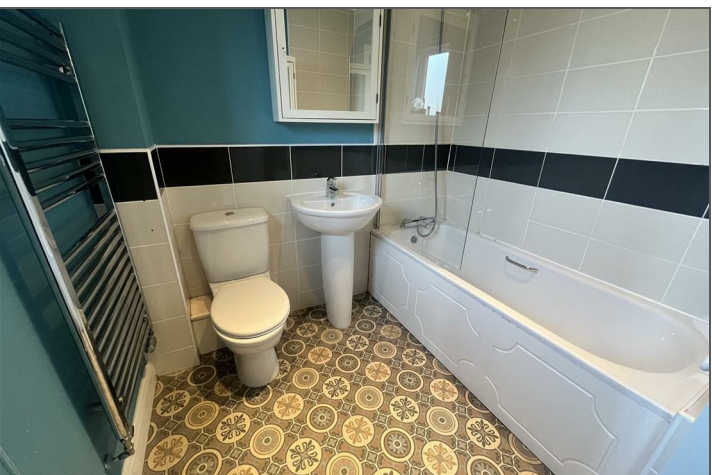
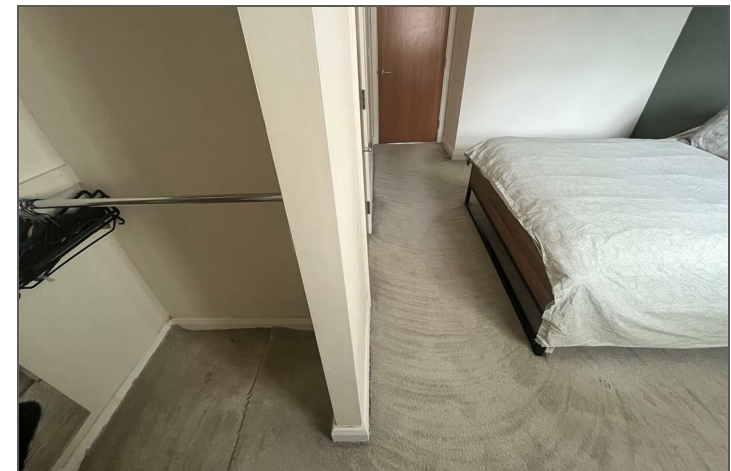
Up and over door. Utility area.

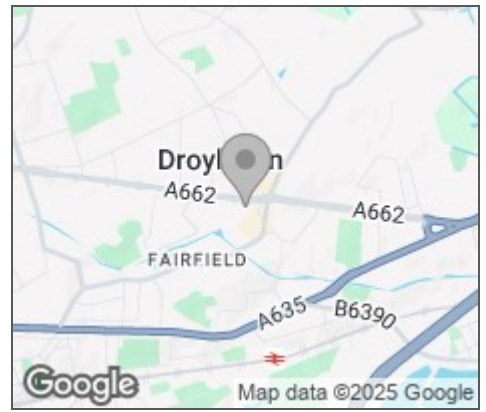
Additional Information

Tenure: Freehold with a right of way passing underneath.

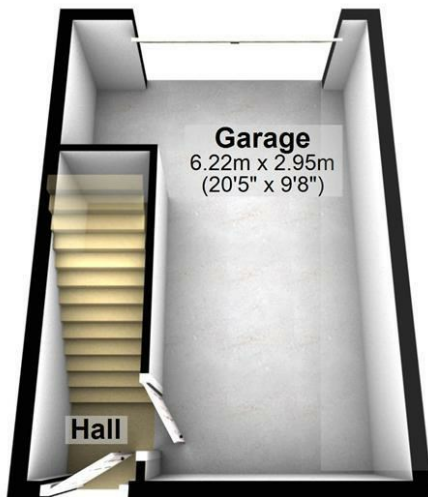
EPC Rating: C

Council Tax Band: B

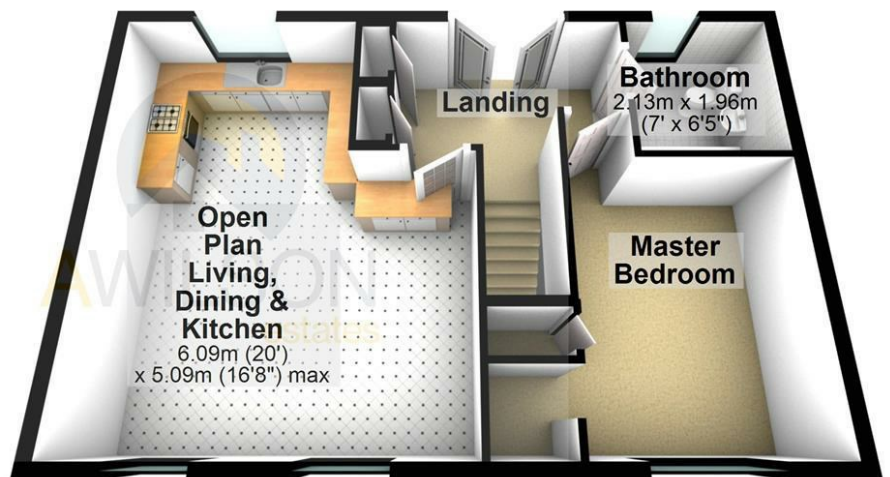




Basement



Ground Floor



Total area: approx. 83.4 sq. metres (897.6 sq. feet)

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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