



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Hart Street, Droylsden, M43 7AW

£350,000

AN IMMACULATE FOUR BEDROOM FAMILY HOME IN A DESIRABLE LOCATION

Nestled in the charming Hart Street of Droylsden, Manchester, this semi-detached house is a true gem waiting to be discovered. Boasting three reception rooms and four bedrooms, this property offers versatile living spaces that are perfect for a growing family looking for their dream home. The property could easily be transformed into a five-bedroom haven by converting the walk-in wardrobe into an additional bedroom.

The property features two bathrooms, ensuring convenience and comfort for the whole family. The spacious layout is tastefully presented throughout, creating a warm and inviting atmosphere that you can move straight into without any hassle.

Some of the highlights of this home are the generous garden, providing the perfect setting for enjoying long summer evenings and creating lasting memories with young children, and the additional living space available with the second reception room, currently used as a bar, provides the flexibility needed by a family home.

The property's great location offers easy access to amenities, schools, and commuter routes, making daily life a breeze. Don't miss out on the opportunity to make this house your dream home in Manchester.

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Hart Street, Droylsden, M43 7AW

£350,000



- Impressive Semi Detached Property
- Three Spacious Reception Rooms
- Off Road Parking To Front & Rear
- EPC Rating: D

- Four Bedrooms
- En Suite & Walk In Wardrobe To Main Bedroom
- Freehold

- Contemporary Fitted Kitchen
- Enclosed Rear Garden With Outbuilding & Access To Detached Garage
- Council Tax Band A

Ground Floor

Entrance Hallway

7' x 6'10 (2.13m x 2.08m)

Composite double glazed front entrance door, electric radiator, wood effect flooring, spotlights, stairs to the first floor and doors to two reception rooms and WC.

WC

5'8 x 2'9 (1.73m x 0.84m)

Dual flush WC, vanity top wash basin, extractor fan, spotlights and wood effect flooring.

Reception Room Two

12'10 x 8'9 (3.91m x 2.67m)

UPVC double glazed bay window, electric radiator, coving, spotlights, integrated speakers, television point and wood effect flooring.

Reception Room One

23' x 15'9 (7.01m x 4.80m)

UPVC double glazed bay window, two central heating radiators, living flame electric fire, television point, coving, spotlights and doors to kitchen and reception room three.

Kitchen

17' x 8'4 (5.18m x 2.54m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with granite surfaces and breakfast bar, double oven in a high rise unit, four ring electric induction hob, stainless steel one and a half bowl sink with draining ridges and mixer tap, space for American fridge freezer, plinth lighting, spotlights, tiled flooring and doors to utility and pantry cupboard.

Utility Room

9'6 x 5'4 (2.90m x 1.63m)

Central heating radiator, range of wall and base units with laminate surfaces, stainless steel sink with drainer and mixer tap, plumbing for washing machine and dishwasher, spotlights, tiled flooring and composite double glazed door to the side elevation.

Reception Room Three

12'3 x 9'6 (3.73m x 2.90m)

UPVC double glazed window, two Velux windows, electric radiator, wood effect flooring, spotlights, coving and double glazed French doors to the rear.

First Floor

Landing

Doors to four bedrooms and bathroom.

Bathroom

10' x 4'11 (3.05m x 1.50m)

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin, wood panelled bath, tiled elevations, coving and wood effect flooring.

Bedroom One

15'11 x 11' (4.85m x 3.35m)

UPVC double glazed window, central heating radiator, doors to en suite and walk in wardrobe.

En Suite

13'8 x 4'9 (4.17m x 1.45m)

Two UPVC double glazed frosted windows, central heating radiator, dual flush WC, vanity top wash basin, tile panelled bath with jets, direct feed shower unit, tiled elevations, spotlights and wood effect flooring.

Walk In Wardrobe

12'4 x 5'7 (3.76m x 1.70m)

UPVC double glazed window, central heating radiator, spotlights and wood effect flooring.

Bedroom Two

11'11 x 9'6 (3.63m x 2.90m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Three

9'5 x 8'11 (2.87m x 2.72m)

UPVC double glazed window, central heating radiator, wood effect flooring and coving.

Bedroom Four

8'10 x 6'2 (2.69m x 1.88m)

UPVC double glazed window, central heating radiator and wood effect flooring.

External

Front

Off road parking.

Rear

Laid to lawn garden with paved patios, composite decking, outbuilding (used for storage) and access to a gated driveway and garage to the rear.



Tel: 01617939622

www.keenans-estateagents.co.uk