



7 Kelsall Drive

Droylsden, Manchester, M43 7QQ

Asking Price £230,000



*** * * T H R E E B E D R O O M S * * * E X T E N D E D * * * W E L L PRESENTED***GARDENS***DRIVEWAY***GARAGE***CONSERVATORY***FITTED BEDROOM FURNITURE***NO CHAIN*** Cousins estate Agents are please to present this well presented extended family home attractively located in Droylsden, Manchester.**

Popular residential area of Droylsden, close to local shops, schools and transport links including access to the Metro link network which provides excellent access into Manchester City Centre and also the new CO-OP Arena. The accommodation also benefits from gas central heating and PVCu double glazing. Viewings are highly recommended.

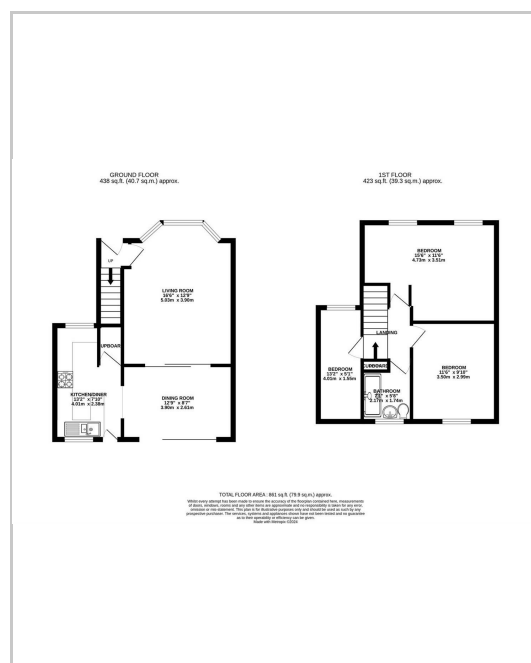


- Living Room 12'9"*14'5" (3.9*4.4)**
- Dining Room 12'9"*8'6" (3.9*2.6)**
- Extended Kitchen 13'1"*10'5" (4*3.2)**
- Front Bedroom 15'10"*11'5" (4.845*3.5)**
- Back Bedroom 9'10"*11'3" (3*3.44)**
- Third Bedroom (Extension) 13'1"*5'0" (4*1.54)**
- Bathroom 7'0"*5'8" (2.15*1.73)**
- Garage**
- Tenure: Freehold**

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-101) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-101) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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