

# DAWSONS

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## Manchester Road, Droylsden, M43 6QF

Dawsons are delighted to welcome onto the market this rare investment opportunity to acquire a ground floor commercial outlet above which has a first floor one bedroom apartment above with separate access to the rear. The property is offered to the market with **\*\*\*NO FORWARD VENDOR CHAIN\*\*\***. Ideally situated for access to Manchester City Centre with transport links available within the immediate vicinity and the Edge Lane tram stop directly opposite.

Viewing is **\*\*\*HIGHLY\*\*\*** recommended to avoid missing out on this rare investment property.

**Asking Price £265,000**



**CHARTERED SURVEYORS, ESTATE AGENTS  
& PROPERTY MANAGEMENT SPECIALISTS**



# Manchester Road, Droylsden, M43 6QF

- Ground Floor Commercial Outlet with First Floor Studio Flat
- Fantastic Investment Opportunity
- No Forward Vendor Chain
- Easy Access to Manchester City Centre
- Excellent Transport Links
- Viewing Highly Recommended

## COMMERCIAL OUTLET

### Large Reception Room

16'8" x 18'0" (5.1 x 5.5)

Vinyl flooring, multi power points, central heating radiator, room thermostat and ceiling spotlights.

### Office (1)

9'6" x 10'9" (2.9 x 3.3)

Vinyl flooring, integrated storage, central heating radiator, multi power points, half round stainless steel sink.

### WC/Cloakroom

2'11" x 8'6" (0.9 x 2.6)

Vinyl flooring, low level close couple WC, hand wash pedestal basin, central heating radiator, extractor fan.

### Office (2)

Vinyl flooring, uPVC double glazing, central heating radiator, integrated storage, half round stainless steel sink.

### Hallway

2'7" x 25'7" (0.8 x 7.8)

Larger than average inner hallway

comprising vinyl flooring, multi power points, central heating radiator.

### Kitchen

9'10" x 16'8" (3 x 5.1)

Vinyl flooring, central heating radiator, integrated wall and base units, half round stainless steel sink with tap, multi power points, alarm, Ideal condensing boiler.

## FIRST FLOOR STUDIO FLAT

### Landing

wood effect laminate flooring, central heating radiator.

### Living Room

16'8" x 16'4" (5.1 x 5)

Wood effect laminate flooring, multi power points, central heating radiator, uPVC double glazing.

### Bedroom (1)

14'1" x 11'1" (4.3 x 3.4)

Large double bedroom comprising wood effect laminate flooring, multi power points, central heating radiator and uPVC double glazing.

## Bathroom

5'2" x 6'2" (1.6 x 1.9)

White suite comprising wood effect laminate flooring, low level close couple WC, hand wash pedestal basin, half tiled wall finishes, central heating radiator, integrated storage, ceiling spotlights, panel bath with rain shower head and mixer tap, extractor fan and uPVC double glazing

## Kitchen

8'6" x 6'10" (2.6 x 2.1)

Wood effect laminate flooring, central heating radiator, integrated wall and base units, extractor fan, laminate worktops, half round stainless steel sink and tap, electric oven, gas hob, ceiling spotlights, multi power points, integrated storage, uPVC double glazing, boiler housed in the kitchen.

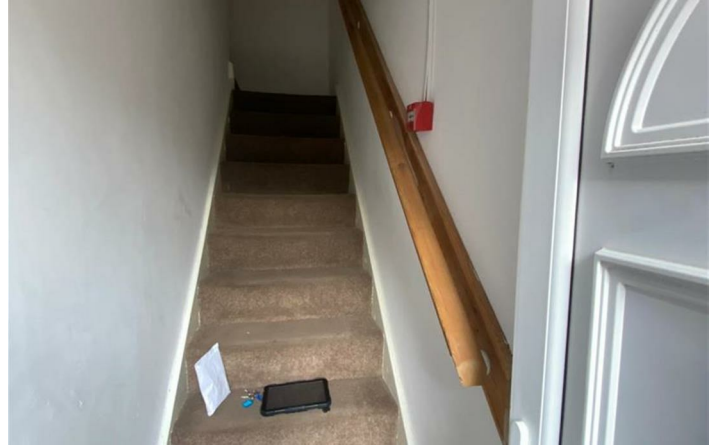
## Externally:

Off road parking to the rear.



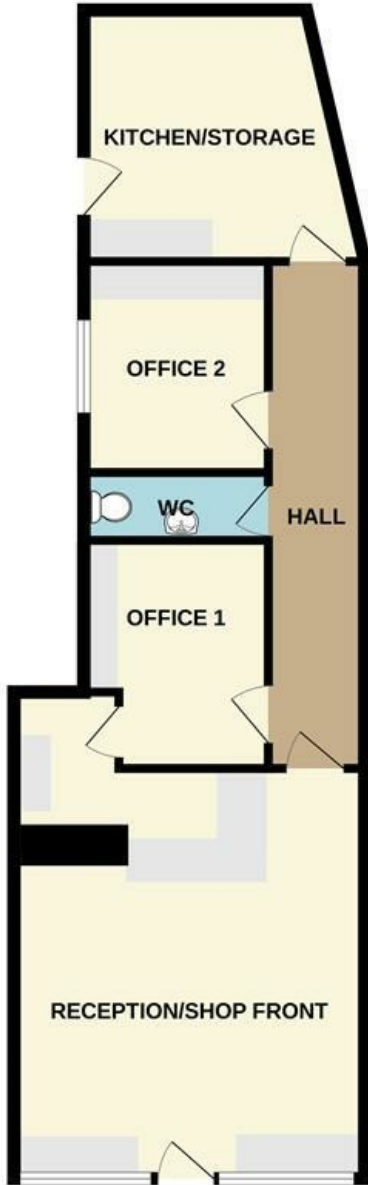
## Directions





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