



St. Georges Road
Droylsden, M43 7RW
Offers over £265,000

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Home Estate Agents are pleased to offer for sale this THREE bedroom semi detached property, extended to the rear. Occupying a corner plot with gardens, driveway and detached garage. This immaculately presented home offers generous living space, perfect for the growing family. Located close to local schools, amenities and transport links. ** Viewing highly recommended **.

In brief the accommodation comprises: Entrance porch, hall, living room, dining room and kitchen to the ground floor. Three bedrooms (two doubles and one single) and family bathroom to the first floor. Paved garden to front, side and rear. Lawned to side. Paved driveway leading to detached garage.

GROUND FLOOR

Porch

Double glazed windows to front and side, double doors to front, door to:

Hall

Stairs to first floor, door to:

Living Room 11'5" x 12'10" (3.47m x 3.92m)

Double glazed bay window to front, laminate flooring, radiator, door to:

Dining Room 11'3" x 16'0" (3.44m x 4.88m)

Laminate flooring, radiator, French doors to rear garden, door to:

Kitchen 6'6" x 13'0" (1.97m x 3.96m)

Double glazed windows to side and rear, fitted with a range of wall and base units with work surface over, inset sink and drainer with mixer tap, tiled splashbacks, built in oven and hob with extractor over, integrated washing machine, fridge and freezer, tiled floor, inset ceiling downlights, composite door to rear garden.

FIRST FLOOR

Landing

Double glazed window to side, access to loft, doors to:

Bedroom 1 11'4" x 10'1" (3.46m x 3.08m)

Double glazed window to front, radiator.

Bedroom 2 11'3" x 10'0" (3.42m x 3.05m)

Double glazed window to rear, radiator.

Bedroom 3 6'7" x 5'7" (2.00m x 1.70m)

Double glazed window to front, radiator.

Bathroom

Double glazed window to rear, fitted with a modern three piece suite comprising bath with shower over, wall mounted wash hand basin and low level WC, tiled walls, chrome towel radiator.

OUTSIDE

Paved garden to front, side and rear. Lawned to side. Paved driveway leading to detached garage.

Garage

Detached garage with up and over door to front. Double glazed window and door to side.

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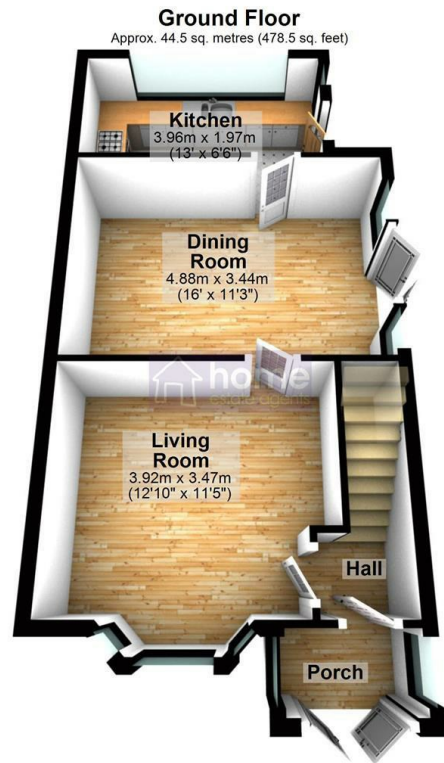
DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying

fixtures, floor-coverings, etc. The buyer should satisfy him/herself of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.





Total area: approx. 78.6 sq. metres (846.3 sq. feet)

