



Warne Avenue, Droylsden, Manchester, M43 7JR

Offers over £175,000

Ideally located on this popular cul de sac is this three bedroom mid mews property offering fantastic potential of which only a full personal inspection will fully reveal.

Offered "Chain Free" the well planned accommodation has been well cared for over the years but now needs a little TLC to bring this family home back to its former glory, offering good sized accommodation that comprises: To the ground floor, entrance porch, lounge through dining room, fitted dining kitchen and a rear hallway with storage. To the first floor there are three bedrooms and shower room/WC. The property boasts gardens to the front and rear, Upvc double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers!

Viewing Highly Recommended!



GROUND FLOOR

Porch

Composite double glazed front door, glazed door to lounge.

Lounge

13'8" x 17'7" (4.17m x 5.36m)

Window to front, stairs to the first floor, dining area, feature brick fire surround with fire inset, TV aerial point, Radiator.

Kitchen/Dining Room

9'9" x 13'5" (2.98m x 4.08m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, space for fridge/freezer, space for washing machine and cooker, gas central heating boiler, double glazed windows to rear, half glazed door to rear hall.

Hall

Door to rear garden

Store

Excellent under stairs storage

FIRST FLOOR

Landing

Door to:

Bedroom 1

12'6" x 10'10" (3.82m x 3.31m)

Window to front, radiator.

Bedroom 2

10'11" x 10'10" (3.33m x 3.31m)

Window to rear, radiator.

Bedroom 3

7'6" x 6'5" (2.28m x 1.95m)

Window to front, radiator.

Bathroom

Recently refitted wet/shower room with shower cubicle, vanity wash hand basin, low level WC, Window to rear, tiled walls and heated towel rail.

OUTSIDE

Gardens

Lawned garden to front with flower border, fenced boundaries and paved walkway. Whilst to the rear is an enclosed garden with fenced boundaries, gate to rear and being paved for ease of maintenance.

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.

