



## Ashley Road, Droylsden, Manchester, M43 6WP

**Price £230,000**

Immaculate & Impressive is this two double bedroom extended semi detached property offering deceptively sized accommodation of which only a full personal inspection will fully reveal.

Ideally located close to Droylsden town centre with all its amenities and being a stones throw away from the Metro link station at Edge Lane and with the M67/M60 motorway network a 5 minute drive away, this well planned and spacious accommodation offers contemporary open plan living accommodation that briefly comprises: Entrance porch, entrance hallway, downstairs cloakroom, superb open plan living area with lounge area, dining area and an impressive high gloss kitchen with integrated appliances, whilst to the first floor there are two great sized bedrooms and an immaculate bathroom/WC.

To the outside the property has a good sized south facing lawned garden to the rear with two patio areas and a garden to the front with off road parking for the family vehicle. The property is double glazed and central heated and an early viewing is strongly recommended!

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## GROUND FLOOR

### Porch

Upvc double glazed front door and windows to front and side elevations, door to hallway.

### Hall

Laminate wooden floor, stairs to the first floor, radiator.

### Cloakroom/WC

Great sized cloakroom/WC with pedestal wash hand basin, low level WC, tiled floor and walls, double glazed window to side, radiator.

### Lounge/Dining Room

25'7" x 11'10" (7.80m x 3.60m)

Fantastic and contemporary open plan living with Upvc double glazed window to front, Upvc double glazed window to the rear and double glazed patio doors leading to the rear garden, laminate wooden floor, TV aerial point, inset ceiling spot lights.

### Kitchen Area

10'9" x 5'6" (3.30 x 1.70)

The kitchen and dining area again has laminate flooring and is fitted with a matching range of grey high gloss base and wall units incorporating a single drainer sink unit and worktops over, fitted four ring gas hob with extractor hood above and electric oven below, integrated fridge/freezer, fitted breakfast bar to the dining area, inset ceiling spot lights, under stairs storage cupboard and radiators.

## FIRST FLOOR

### Landing

Double glazed window to side

### Bedroom 1

11'4" x 17'9" (3.46m x 5.40m)

Matching range of fitted wardrobes and drawer units, two double glazed windows to front, radiator.

### Bedroom 2

9'10" x 8'6" (3.00m x 2.58m)

Double glazed window to rear and radiator.

### Bathroom/WC

Contemporary four piece fitted bathroom suite in grey and white with panelled bath, separate shower cubicle with mixer shower, pedestal wash hand basin, low level WC, fully tiled floor and walls, double glazed window to rear, heated towel rail.

## OUTSIDE

### Gardens & Driveway

To the outside the property has a good sized south facing lawned garden to the rear with two patio areas, fenced

boundaries, timber shed, whilst there is a garden to the front with off road parking for the family vehicle.

## 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/her self 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.

