



## Edge Lane, Droylsden, Manchester, M43 6BG

Offers Over £399,000

- LARGE Semi Detached Home
- Multi Car Gated Driveway & Large Garage
- Walking Distance To Tram Station. Convenient to M60
- Substantial Family Sized Accommodation
- Accommodation Over FOUR Floors
- Dating Back to 1847 - Former Mill Owners Home
- MASSIVE Predominantly Lawned Garden
- Convenient Location Close to Manchester City Centre

# 218 Edge Lane, Manchester M43 6BG

\*\*\*WOW\*\*\* A house that has it all !!!

SUBSTANTIAL Family Sized House With MASSIVE Garden. Gated Driveway Providing Plenty Off Road Parking. Larger than Average Garage. Accommodation Over Four Floors. Walking Distance to Tram Stop. Close to Manchester City Centre & all its Amenities. Short Drive to Motorway Network M60. Former Mill Owners Home Dating Back to 1847. MUST BE VIEWED !



Council Tax Band: A



Joules are delighted to bring to the market this substantial 3/4 bedroom semi detached family home dating back to 1847. Originally built for Edge Lane Mill owners this fantastic property not only offers extremely spacious living accommodation set over four floors but an equally massive garden, long driveway and larger than average garage. For any buyer who is interested there is outlined planning permission for a three bed detached property in the garden, which lends itself for two families coming together yet providing separate living accommodation, Expired 24th June 2024.

The property has been well maintained by the current vendor and briefly comprises: Entrance porch, hallway, lounge with feature fireplace, dining room with French doors to the rear garden and kitchen with a range of modern fitted units. Venturing upstairs on the first floor is a spacious landing, main bedroom with a bank of fitted wardrobes and two further bedrooms. A larger than average bathroom provides a recently refitted modern three piece suite. A further staircase takes you to the attic with dormer window affording far reaching views.

If that's not enough accommodation, there is a basement room with full head height offering a multitude of uses.

Outside is a small enclosed front garden, Bushes provide hedging that run the full length of the garden and to the rear is a large enclosed garden with patio area abutting the property and a lawned garden with mature plants and shrubs. There is a heavy duty iron gate to the side elevation giving vehicular access. There is additional parking to the rear of the garden with a long driveway leading to the garage. Please note the driveway is shared with the adjoining property.

Located in a sought after part of Droylsden being convenient for all local shops and amenities, also within easy access to the M60 and within walking distance to the Metro tram stop on Ashton New Road - giving direct access to Manchester City Centre. Ashton Canal is a very short stroll away with a toe path that leads through to Manchester in one direction and Ashton in the other.

#### Entrance Porch

Double glazed entrance door and side panel. Tiled floor, door to hallway

#### Entrance Hall

Long hallway, door to dining room. Stairs to first floor with LED lighting.

#### Lounge

13'6" x 13'5"

Spacious well presented room, two double glazed windows to the front elevation and one to the side elevation, feature fireplace housing living flame pebble effect gas fire. Built in illuminated display cabinet. central heating radiator, laminated flooring. Ceiling rose, coving and picture rails. Open to dining room.

#### Dining Room

15'0" x 13'5"

Maximum measurements.

Further spacious and well presented reception. Double glazed French doors opening onto the rear garden. Double glazed window to the side elevation. Doors to kitchen, hallway and cellar. Central heating radiator. Ceiling rose, picture rail and coving.

#### Kitchen

10'4" x 8'9"

Modern fitted kitchen with a Good range of units comprising: Bowl and a half single drainer stainless steel sink unit with mixer tap, cupboard below, further base, drawer and eye level units. Leisure range with five ring gas hob, electric hot plate, double oven/grill, double width chimney style cooker hood over. Integrated dishwasher. Automatic washing machine and matching tumble dryer. Attractive wood block effect work surfaces and tiled splashbacks. Tiled floor, double glazed window to the side elevation, door giving access to the rear garden.

#### First Floor

##### Stairs and Landing

13'3" x 6'8"

Staircase with inset LED lighting. Feature chrome banister and coordinating open balustrades. Spacious landing central heating radiator, decorative open arch to inner landing. Doors to all first floor rooms,

##### Bedroom One

13'3" x 11'3"

Bank of fitted robes housing clothes rails and shelving. Double glazed window overlooking the rear garden and further double glazed window to the side elevation. Central heating radiator. Ceiling coving

##### Bedroom Two

10'3" x 9'5"

Laminated flooring, double glazed window to the front elevation, central heating radiator

##### Bedroom Three

13'6" x 8'6"

Maximum Measurements.

Double glazed window to the front elevation, central heating radiator, laminated flooring, stairs with open balustrade to the second floor

#### Bathroom

10'2" x 8'9"

Spacious bathroom with a recently refitted three piece bathroom suite comprising: 'P' shaped shower bath, shower above and curved shower screen. Vanity wash hand basin with mixer tap and cupboards below, low level WC. Wet wall laminated and tiled splashbacks. Tiled floor. Double glazed window with obscure glass to the side elevation, chrome heated towel radiator

#### Second Floor

##### Attic Room

17'8" x 14'6"

Maximum measurements with restricted head height to eaves.

Good sized space offering a multitude of uses. Accessed via bedroom three. Dormer with double glazed windows enjoying far reaching views. Exposed beams

##### Cellar

17'4" x 12'1"

Spacious room with head height of around 6 foot.

Tanked but unfinished walls. Central heating radiator, power and light

#### Outside

##### Gardens

Paved garden to the front. Thick hedging to the side elevation reaching down the side of the rear garden. Large enclosed rear garden with patio area abutting the property, ornamental wall divide to lawned area with numerous plants flowers, shrubs and trees to borders.

Fenced and wall boundaries. Wide sliding steel gate providing vehicle access. Further gate to the bottom of the garden leading to the driveway.

##### Garage and Driveway

Double gates giving access to a long driveway leading to the larger than average garage with up and over door, power and light.

Please note this is a shared driveway - one side of the drive and garage belong to a neighbour.

##### Outlined Planning Permission

Outline Planning Permission Only. Application for one dwelling (with means of access to be considered, all other matters reserved) has been granted

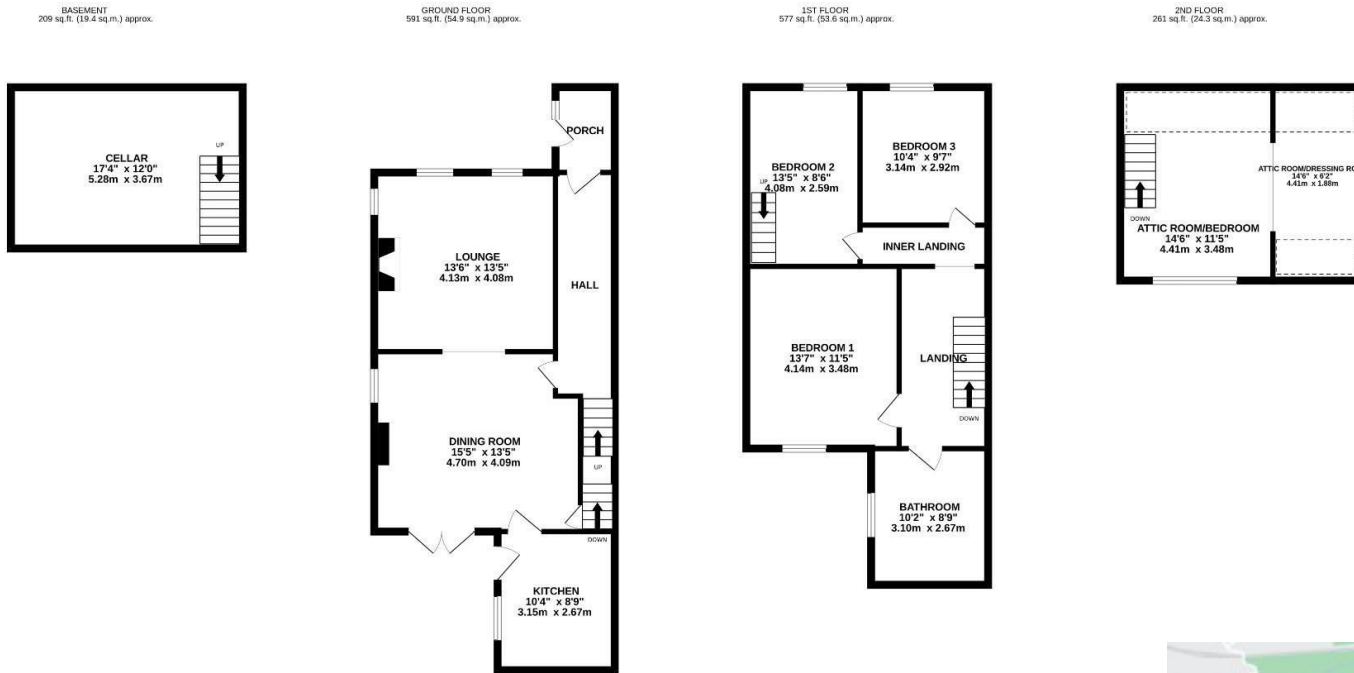
Decision Issued Date: 24th June 2022

Application Number 22/00399/OUT Please follow the link below for full information

<https://publicaccess.tameside.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>







TOTAL FLOOR AREA : 1638 sq.ft. (152.2 sq.m.) approx.

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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## Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

