



Saltzman & Co
Estate Agents

£230,000

4 Bridgewater Wharf, Droylsden, Manchester, M43 7ZA



- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- GAS CENTRAL HEATING, DOUBLE GLAZING
- CALL NOW TO VIEW ON 0161 370 1445
- FREEHOLD
- NO VENDOR CHAIN

- DOWNSTAIRS WC
- FAMILY BATHROOM
- REAR GARDEN, PATIO AND ARTIFICIAL GRASS
- uPVC DG & GCH
- COUNCIL TAX B
- EARLY VIEWING ADVISED

Property Description

****FIRST TIME BUYERS DO NOT MISS OUT** DOWNSTAIRS WC** TWO DOUBLE BEDROOMS** CLOSE TO DROYLSDEN CENTRE AND TRAM STATION** NO VENDOR CHAIN****Saltsman & Co welcome to the open market this modern new build mid mews property, set in a pleasant and quiet cul-de-sac location and ideally situated for transport links and local shopping facilities, including a minutes walk from the Metrolink offering great commute opportunities into Manchester City Centre. The internal accommodation in brief comprises of Lounge, modern Kitchen/diner, downstairs WC, 2 Double Bedrooms one with built in wardrobes and a modern Family bathroom. The property is uPVC double glazed and warmed via gas central heating. Externally there is off road parking to the front and to the rear the garden comprises of a patio and area laid with artificial grass. Early internal viewing is strongly advised to fully appreciate the modern day living accommodation contained within.

LOUNGE 13'17 x 11'93

uPVC double glazed window to the front elevation with radiator beneath. Stairs providing access to all first floor accommodation. Light and power points.

WC

Low level wc and hand wash basin. Radiator and light point.

KITCHEN DINER 13'16 x 7'78

uPVC double glazed window to the rear elevation with stainless steel sink and drainer unit beneath. Fitted with a modern range of wall and base units with complementary worksurface over with inset gas hob with oven below and extractor above. Intergrated fridge freezer and plumbing for washing machine. Tiled to splash back areas. Wall mounted enclosed boiler. Useful understairs pantry cupboard for additional storage. uPVC double glazed double doors providing access to the rear garden.

LANDING

Access to bedrooms and bathroom. Radiator and light point.

BEDROOM ONE 11'28 x 9'38

uPVC double glazed windows to the front elevation. Fitted mirror fronted wardrobes, radiator, light, and power points.

BEDROOM TWO 13'20 x 6'96

uPVC double glazed windows to the rear elevation. Radiator, light and power points.

BATHROOM

Panel bath with mixer tap shower, low level wc, and pedestal hand wash. Part tiled to walls and tiled to the floor, wall mounted heated chrome towel rail and light point.

OUTSIDE

To the front of the property is a low maintenance block paved garden and driveway. To the rear of the property is an enclosed garden with patio and area laid to lawn with artificial grass. Access gate to the rear.

