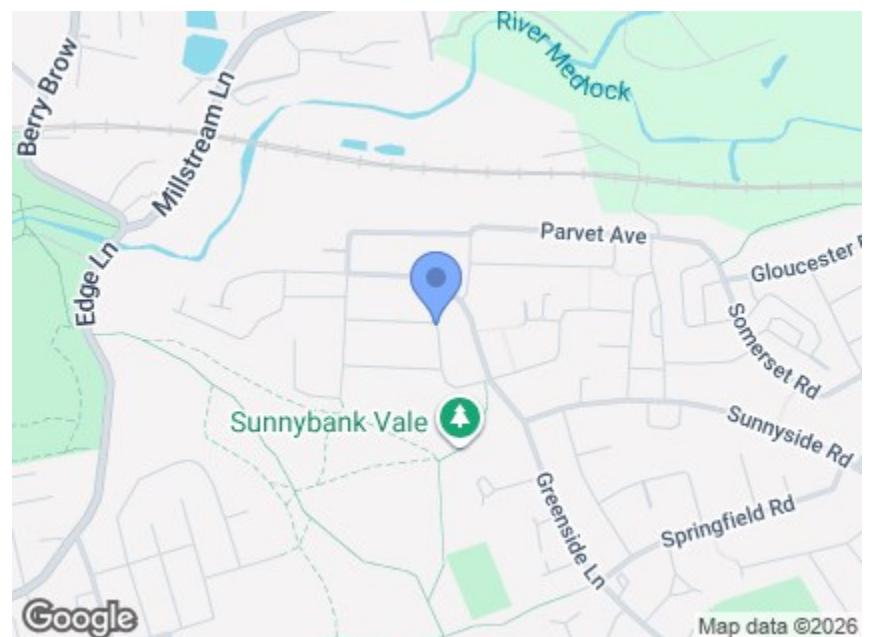




### Directions



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



# CHARLES LOUIS

HOMES LIMITED



31 Briarwood Avenue  
Droylsden, Manchester, M43 7RQ

**£1,125 Per month**



- Three bedroom semi-detached family home in a popular residential area of Droylsden
- Modern kitchen/diner to the rear with ample storage and generous space for family dining
- Contemporary family bathroom fitted with modern fixtures and finishes
- Loft-converted room accessed via staircase, providing flexible additional sleeping or recreational space
- Off-road parking to the front and a private enclosed rear garden, ideal for outdoor entertaining or family use
- Bright and spacious front living room with excellent natural light
- Two well-proportioned bedrooms plus a versatile third room ideal as a home office, nursery or hobby space
- Convenient location close to local schools, supermarkets, parks and excellent transport links into Manchester city centre

# 31 Briarwood Avenue

Droylsden, Manchester, M43 7RQ

Charles Louis are pleased to bring to the market this lovely, bright, spacious well-presented three-bedroom semi-detached home located in a popular residential area of Droylsden.

Offering generous living space, modern interiors and excellent access to local amenities and transport links, this property is ideal for families or professionals.

The property opens with a welcoming entrance leading into a bright front living room. To the rear is a spacious kitchen/diner with ample storage and room for family dining. The first floor offers two well-sized bedrooms, a third room - ideal for an office or hobby room and a modern bathroom. A further adjustable staircase leads to a loft-converted room, perfect as an additional sleeping space,

Externally, the home benefits from off-road parking at the front and a private rear garden, ideal for outdoor use.

Situated in the heart of Droylsden, the home is close to excellent local amenities, schools, supermarkets, parks and convenient transport links into Manchester city centre.

## Entrance

4'3" x 3'3" (1.31 x 1.00)

## Front Living

11'5" x 12'2" (3.48 x 3.73)

## Front Bed

10'4" x 10'4" (3.15 x 3.15)

## Rear Bed

10'4" x 8'0" (3.15 x 2.44)

## Small Bed

5'4" x 4'1" (1.65 x 1.27)

## Loft Conversion

14'6" x 7'10" (4.42 x 2.39)

## Bathroom

5'4" x 4'1" (1.65 x 1.27)