



87 High Bank Road, Droylsden, M43 6FS

£1,200 Per month

- Three Bedroom Family Home
- Recently Modernised
- Great Condition
- Popular Location
- Deposit: £1384
- Rear Garden leading to Canal
- Spacious Layout
- Short Walk from Tram Station
- Council Tax: A
- EPC: C

Nestled on High Bank Road in the charming area of Droylsden, this delightful three-bedroom terraced house presents an excellent opportunity for families seeking a comfortable and modern living space. Spanning an impressive 807 square feet, the property boasts a well-designed layout that includes a welcoming reception room.

The heart of the home is undoubtedly the extended kitchen, which has been thoughtfully renovated to provide a bright and functional space for culinary enthusiasts. This area seamlessly connects to the garden, where you can enjoy south facing canal views, making it an ideal spot for outdoor gatherings or quiet moments of reflection.

The property is in great condition throughout, having undergone recent renovations that enhance its appeal and functionality. Each of the three bedrooms offers ample space, ensuring that family members can enjoy their own private retreats.

Situated in a popular location, this home benefits from excellent transport links, making commuting and exploring the surrounding areas a breeze. With its immediate availability, this property is ready for you to move in and start creating lasting memories.

In summary, this charming terraced house on High Bank Road is a perfect blend of modern living and serene surroundings, making it an ideal choice for those looking to settle in a vibrant community. Don't miss the chance to make this lovely home yours.

 3  1  1  C

Council Tax Band: A



Hallway

3'11" x 3'7"

Living Room

12'9" x 13'1"

Kitchen

15'5" x 7'10"

Dining Area

7'10" x 7'10"

Bedroom One

12'9" x 9'10"

Bedroom Two

9'10" x 10'9"

Bedroom Three

9'6" x 7'10"

Bathroom (L)

8'2" x 9'6"

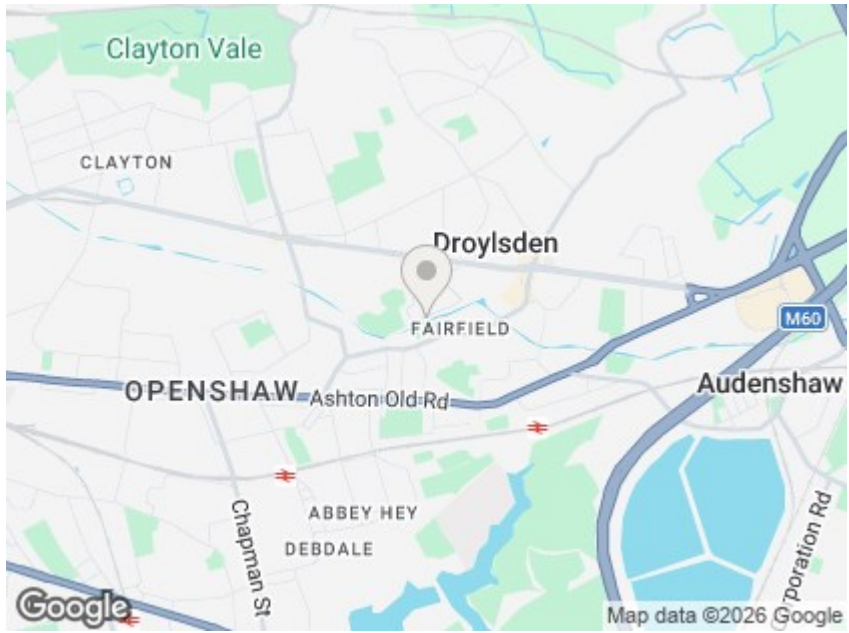
Anti Money Laundering

MONEY LAUNDERING If you are thinking of Buying, Selling, Renting or Investing in Property, please note, that it is our obligation to comply with the following Acts of Parliament: 1) The Money Laundering Regulations Act 2003 2) The Proceeds of Crime Act 2002 3) Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001).

Disclaimer

Kingsdale Estates have received confirmation from the Landlord or Seller that all information within the particulars are correct. In the event of the property being a leasehold, Kingsdale Estates would have requested all relevant information in advance. Although we believe all material in the marketing to be correct, we would advise interested parties to satisfy any queries prior to reaching a legal agreement.





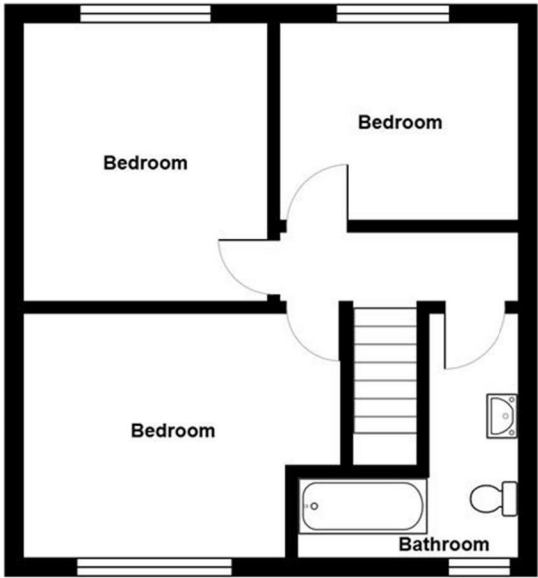
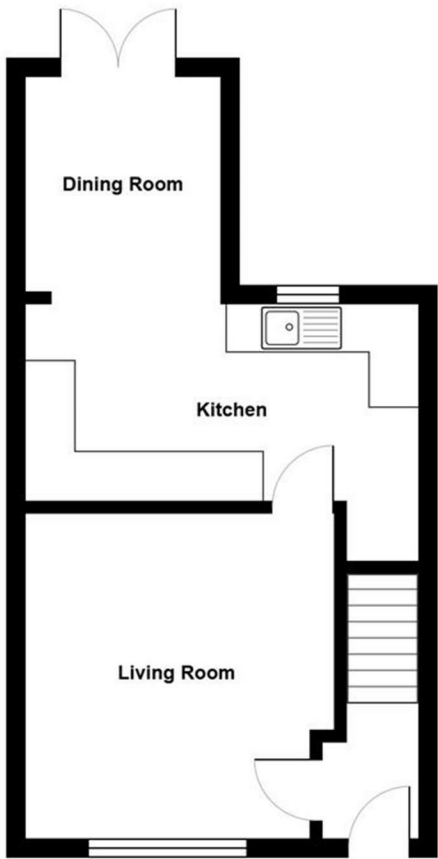
Viewings

Viewings by arrangement only. Call 0161 560 2915 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	84
(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	



Total Area: 78.7 m² ... 847 ft²

All measurements are approximate and for display purposes only