



Saltzman & Co
Estate Agents

£280,000

10 Hart Avenue, Droylsden, Manchester, Lancashire, M43
7EJ



- THREE BEDROOM
- MODERN FITTED KITCHEN
- FAMILY LOUNGE
- DRIVEWAY
- POPULAR LOCATION
- COUNCIL TAX B
- CUL - DE - SAC LOCATION

- SEMI DETACHED
- SEPARATE DINING AREA
- MODERN FITTED BATHROOM
- LARGE REAR GARDEN
- FREEHOLD
- uPVC DG & GCH



Property Description

**** IMMACULATE THREE BEDROOMED SEMI DETACHED ** SEPARATE DINING AREA ** LARGER THAN AVERAGE REAR GARDEN ** POPULAR LOCATION ** DRIVEWAY PARKING **** Saltsman and Co Estate Agents welcome to the open market this attractive three bedroomed semi detached family home situated in a quiet cul - de - sac location. This property is in 'turn key' condition and is ready for any buyer to move straight into. Perfectly located to provide easy access to local amenities, highly regarded primary / secondary schools and transport connections including the Manchester City centre metro link and Manchester M60 motorway junctions. Briefly the accommodation comprises; entrance hall, lounge, dining area and kitchen to the ground floor. Three bedrooms and bathroom to the first floor. To the front of the property is a low maintenance block paved garden / driveway. To the rear of the property is a beautiful larger than average rear garden with patio areas and area laid to lawn with artificial lawn. This family home has been well cared for and maintained by its current owners making it an attractive purchase for a wide range of buyers. uPVC double glazed and warmed via gas central heating. Internal viewing is strongly advised to fully appreciate the high standard of living accommodation contained within this family home which is a true credit to its current owners.

ENTRANCE HALL

Double glazed front entrance door opening into welcoming entrance hall. Access to all ground floor accommodation. Stairs providing access to all first floor accommodation. Cupboard housing meter. Under stairs storage cupboard. Radiator, laminate flooring, light and power points.

LOUNGE *12'86 x 9'84*

uPVC double glazed bay window. Feature fire with attractive surround and hearth. Radiator, light and power points.

DINING AREA *10'9 x 7'95*

uPVC double glazed patio doors providing access to the rear garden. Radiator, light and power points.

KITCHEN

uPVC double glazed window to the rear with sink and drainer beneath. Fitted with a range of wall and base units with complimentary worksurface over with inset four ring gas hob. Integrated oven, integrated microwave, integrated washing machine and fridge freezer. Modern vertical wall mounted radiator, light and power points.

LANDING

uPVC double glazed window. Access to bedrooms and bathroom. Loft hatch. Light point.

BEDROOM ONE *13'87 x 8'19*

uPVC double glazed window. Floor to ceiling fitted wardrobes. Radiator, light and power points.

BEDROOM TWO *11'77 x 10'22*

uPVC double glazed window. Radiator, laminate flooring, light and power points.

BEDROOM THREE *7'44 x 6'99*

uPVC double glazed window with radiator beneath. Light and power points.

BATHROOM

uPVC double glazed window. Panel bath with wall mounted shower, low level wc and hand was basin. Wall mounted heated chrome towel rail. Tiled to walls and tiled to floor. Light point.

OUTSIDE

To the front of the property is a low maintenance block paved garden/ driveway. Gate providing access to the side and rear garden. To the rear of the property is a larger than average enclosed family sized garden with beautiful patio areas and area laid with artificial lawn. Garden shed.

