

PROPERTY DETAILS

112-114 Market Street, Droylsden, Manchester M43 7AA Tel: 0161-370 2198



63 SOMERSET ROAD, DROYLSDEN, M43 7QA OFFERS OVER £240,000

THREE BEDROOMED SEMI DETACHED PROPERTY FOR SALE WITH NO
VENDOR CHAIN! SUNSHINE LOUNGE, CONSERVATORY, FITTED KITCHEN,
DOWNSTAIRS W/C, FRONT SIDE AND REAR GARDENS!



*** DROP YOUR BAGS AND MOVE STRAIGHT IN*** SLEIGH AND SON are proud to welcome to the open market this THREE DOUBLE BEDROOMED semi detached property for sale with NO VENDOR CHAIN! This property has many benefits to it, including a SUNSHINE LOUNGE, open plan kitchen diner, FITTED KITCHEN, conservatory, family shower room, well maintained gardens to the front, side and rear, making it an ideal purchase for a first time buyer looking to get onto the property ladder or a buy to let investor looking to enhance their portfolio. This potential home is conveniently located close to local schools, amenities and the Metro link stop into Manchester city centre. The property is warmed via gas central heating and uPVC double glazing throughout. Briefly the accommodation comprises:- Entrance hallway, lounge, kitchen diner, conservatory, w/c to the ground floor. Three bedrooms and shower room to the first floor. Traditional brick built tiled roof.. There is mains electric, gas, water (unmetered) and sewerage at the property. Council tax band A. Freehold. Street parking only.

Viewing is strongly advised.

www.sleighandson.com


PLEASE NOTE THAT WE HAVE NOT TESTED THE EQUIPMENT, APPLIANCES AND SERVICES IN THE PROPERTY, INTERESTED APPLICANTS ARE ADVISED TO COMMISSION THE APPROPRIATE INVESTIGATIONS BEFORE FORMULATING THEIR OFFER TO PURCHASE.

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide for those not yet fully conversant with metric measurements.

IN DETAIL THE ACCOMMODATION COMPRISES:• -

ENTRANCE HALLWAY	Composite entrance door to the front elevation. Storage cupboard. Light and power points. Doors into the lounge, kitchen diner and downstairs w/c.
LOUNGE	uPVC double glazed window to the front elevation. Fire with wooden mantle. Radiator. Light and power points. uPVC double glazed patio door into the conservatory.
CONSERVATORY	uPVC double glazed windows. light and power points. uPVC double glazed french doors to the rear elevation.
KITCHEN DINER	uPVC double glazed window to the rear elevation. A range of fitted wall and base unites with roll edge worktops. Integrated oven, gas hobs and extractor fan. Space for a washing machine and fridge freezer. Stainless steel sink and drainer with a mixer tap. Radiator. Light and power points. Composite exit door to the side elevation.
DOWNSTAIRS W/C	uPVC double glazed privacy window to the side elevation. Low level w/c with a handwash basin and mixer tap. Light point.
STAIRS AND LANDING	uPVC double glazed windows to the front elevation. Loft hatch. Light and power points. Doors into the bedrooms and shower room.
MASTER BEDROOM	uPVC double glazed window to the rear elevation. Radiator. Light and power points.
BEDROOM TWO	uPVC double glazed window to the rear elevation. Radiator. Light and power points.
BEDROOM THREE	uPVC double glazed window to the front elevation. Radiator. Light and power points.
SHOWER ROOM	uPVC double glazed privacy windows to the front and side elevation. Corner shower cubicle. Handwash basin with a mixer tap. Low level w/c. Radiator. Combi boiler. Tiled. Light point.
OUT HOUSE	uPVC double glazed window to the rear elevation. Composite door to the side elevation.
EXTERNAL	To the front - Wrought iron gates. Lawn. Paved pathway to the front garden and side gate. To the side - Paved walk. Gravelled area. Enclosed with fence panels. To the rear - Paved patio. Gravel area. Lawn. Shrubs and flowerbeds. Enclosed with fence panels.

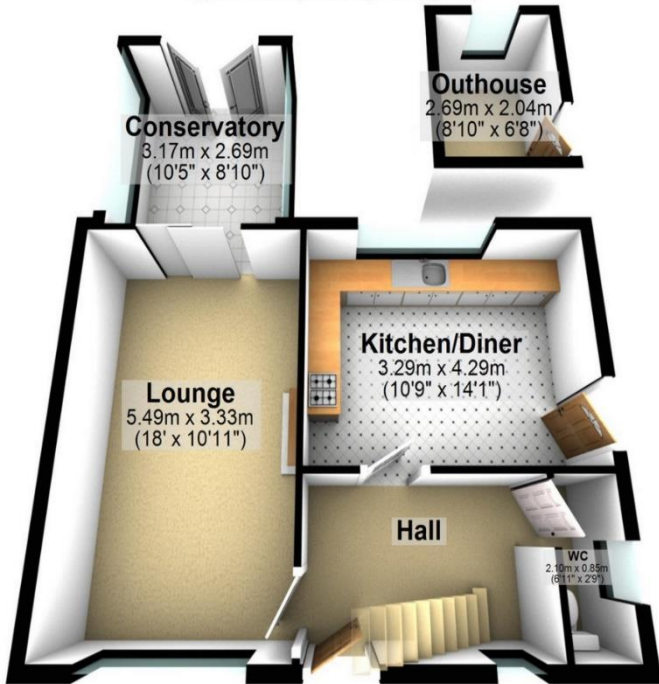


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		75	82
		EU Directive 2002/91/EC 	



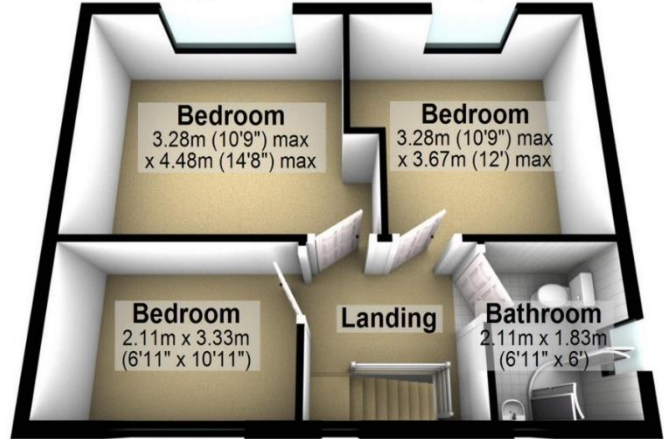
Ground Floor

Approx. 56.6 sq. metres (609.7 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.1 sq. feet)



Whilst all care has been taken to measure the rooms accurately, they should be used for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Plan produced using PlanUp.