home estate agents

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St. Andrews Avenue, Manchester, M43 6BP

Offers in the region of £210,000

Welcome to this charming semi-detached house located on St. Andrews Avenue in the desirable area of Droylsden, Manchester. Built in 1935, this property exudes character while offering modern conveniences for comfortable living.

The house features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The large kitchen is perfect for culinary enthusiasts, providing ample room for meal preparation and family gatherings. Additionally, the property boasts a convenient downstairs WC, enhancing practicality for everyday living.

The inviting reception room serves as a lovely space for relaxation and entertaining guests, ensuring that you can enjoy both comfort and style. Outside, you will find a detached garage, providing secure storage or the potential for a workshop. The property also offers parking for two vehicles, a valuable asset in this bustling area.

One of the standout features of this home is its excellent transport links. With trams readily available to Manchester city centre, commuting and exploring the vibrant city has never been easier.

In summary, this semi-detached house on St. Andrews Avenue presents a wonderful opportunity for those looking to settle in a well-connected and family-friendly neighbourhood. With its spacious layout, practical amenities, and convenient location, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this delightful house your new home.







GROUND FLOOR

Porch
1'5" x 6'5" (0.43m x 1.95m)
Porch entrance to main front door

Hall
10'8" x 6'5" (3.25m x 1.95m)
Good size Hallway leading into living room & kitchen Stairs leading up

Living Room
11'9" x 10'8" (3.58m x 3.25m)
Bay window to front, fireplace, double radiator,

Kitchen
6'4" x 17'5" (1.93m x 5.30m)
Two windows to rear, radiator, Kitchen has base & top cupboards with a 4 ring gas hob with electric oven

Toilet
2'9" x 4'3" (0.85m x 1.29m)
Window to rear, toilet & basin sink

FIRST FLOOR

Landing
5'3" x 6'5" (1.61m x 1.95m)
Window to side.

Bedroom 1
10'10" x 10'8" (3.31m x 3.25m)
Bay window to front,

Bedroom 2
7'10" x 10'8" (2.39m x 3.25m)
Window to rear, radiator,

Bedroom 3
6'6" x 6'5" (1.99m x 1.95m)
Window to front, radiator,

Bathroom
6'0" x 6'5" (1.82m x 1.95m)
3 piece suite with bath, toilet & sink basin

Garage
7'0" x 12'10" (2.14m x 3.92m)
Up and over door.

DISCLAIMER
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and 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.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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