



Dawlish Avenue, Droylsden, Manchester

**Price £150,000**

NEED SPACE FOR YOUR GROWING FAMILY AND THREE DOUBLE BEDROOMS?? IF SO THEN GET CALLING OUR OFFICE FOR A VIEWING QUICK QUICK QUICK!!!!

This SPACIOUS three bedroom semi detached property has just arrived on the market the property comprises of lounge, kitchen/dining area, conservatory and front and rear gardens with a DETACHED GARAGE, to the first floor there are three double bedrooms two of them with fitted wardrobes and family bathroom. There is gas central heating and upvc double glazing throughout the property.

An internal viewing is required URGENTLY!!!!

**Denton**

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## **Dawlish Avenue, Droylsden, Manchester**

### **Hall Way**

Doors leading to the lounge and kitchen, upvc double glazed frosted window overlooking front elevation, double panel radiator light and power and stairs leading to first floor accommodation.

### **Lounge 6.15m (into bay window) x 3.23m (into chimney breast) (20'2" (into bay window) x 10'7" (into chimney breast))**

UPvc double glazed bay window overlooking front elevation, double panel radiator, gas fire with wooden surround, wall lights, light fitting to the ceiling and power points. Folding doors leading to the kitchen/dining area.

### **Kitchen/Dining Area 5.64m x 5.28m (18'6" x 17'4")**

Upvc double glazed windows overlooking side and rear elevation. The kitchen is fitted with a range of matching wall and base units with two glass display cabinets with complementary work surface over. Integrated with stainless steel sink unit and drainer unit with mixer tap over, part tiled to walls. Double radiator light and power points, patio doors leading to conservatory.

### **Conservatory 4.93m x 2.44m (16'2" x 8'0")**

Conservatory is of a UPVC double glazed construction with a low level brick wall, wall lights, power points, double panel radiator and electrical heater. Patio doors leading to the rear garden.

### **Landing**

Doors leading to bedroom, one, two, three and family bathroom, loft hatch and light point.

### **Master Bedroom 5.18m x 2.95m (to fitted wardrobes) (17'0" x 9'8" (to fitted wardrobes))**

Upvc double glazed window overlooking rear garden with single panel radiator beneath. There is a range of fitted wardrobes and dressing table . Light and power points.

### **Bedroom Two 3.56m x 3.02m (11'8" x 9'11")**

Upvc double glazed bay window overlooking front elevation single panel radiator, fitted wardrobes with mirror fronted doors, light and power points.

### **Bedroom Three 5.64m x 2.13m (18'6" x 7'0")**

Upvc double glazed window overlooking rear garden built in wardrobes, single panel radiator, light and power points.

### **Bathroom 2.34m x 1.68m (7'8" x 5'6")**

Frosted Upvc double glazed window overlooking front elevation. The bathroom comprises panelled bath, low level WC and pedestal hand wash basin, single panel radiator and tiled to walls, light point.

### **External**

To the front of the property there is a low level brick built wall and block paved area with access leading to the front door and access leading to the rear of the property.

To the rear of the property there is block paved steps leading to the patio area and a raised decked area, there is a detached garage with a up and over door.



Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		58	71
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England, Wales &amp; N.Ireland</b> Directive 2002/91/EC			
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.			

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England, Wales &amp; N.Ireland</b> Directive 2002/91/EC			
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			