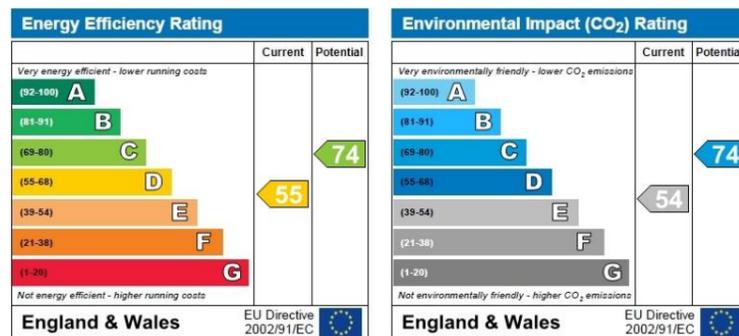




Energy Performance Chart



Lyme Grove, Droylsden, Manchester
Asking price £99,950

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This three bedroom property has been renovated and offers immaculate living throughout. The property has been beautifully updated, inclusive of a new fitted kitchen and bathroom, making it the ideal purchase for the first-time buyer, small families or others alike!

The refurbished and recently redecorated property is situated close to local schools, shops and Metrolink stop making it the perfect home. Very well-priced the property on offer briefly comprises of: Re-fitted kitchen/diner with boiler and comfortably sized living room to the ground floor whilst to the second floor the property offers a tiled bathroom with shower and bath, and three bedrooms with newly re-fitted carpets.

Externally there is a low maintenance garden and off road parking for numerous vehicles. The property is also accessible for Fairfield Primary School, Fairfield girls school and Droylsden academy.

View Today - No Vendor Chain.



136 Market Street, Droylsden, Manchester, M43 7AA

Tel: 0161 371 5228

Note
 The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor & Co. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Estate Agents Co. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.

Accommodation

Entrance

Door to front, stairs to the first floor, laminate flooring.

Lounge 13' x 12'6 (Maximum) (3.96m x 3.81m (Maximum))

UPVC double glazed window to front, radiator, laminate flooring.

Dining Kitchen 15'6 x 7'4 (4.72m x 2.24m)

Two UPVC double glazed windows to rear with UPVC double glazed window to side, door to side, stainless steel sink & drainer with mixer taps, fitted with a range of base units incorporating drawers with rolled edge work surfaces over, built in oven with gas hob and stainless steel hood over, part tiled walls, wall mounted units, laminate tiled effect flooring, plumbing for a washing machine and space for a fridge, wall mounted boiler, access to under stairs storage space housing gas and electricity meters, UPVC double glazed window to side.

First Floor Landing

UPVC double glazed window to side, doors leading to;

Bedroom One 10'4 x 8'4 (3.15m x 2.54m)

UPVC double glazed window to rear, radiator.

Bedroom Two 10'2 x 7'1 (3.10m x 2.16m)

UPVC double glazed window to front, radiator.

Bedroom Three 7'4 x 7'1 (2.24m x 2.16m)

UPVC double glazed window to rear, radiator.

Bathroom

UPVC double glazed frosted window to front, white suite comprising of a panelled bath with a shower over, vanity wash hand basin, wc, heated towel radiator, part tiled walls, laminate tiled effect flooring.

Outside

To the front of the property there is a driveway providing off road parking with timber panelled fencing to the side. The area is open to a lawned garden enclosed by panelled fencing at the side with gated access to the side to an enclosed

flagged area which also leads to the rear.

Directions

Viewing

Viewings on this property can be arranged by contacting any of our 10 branches up to 8.30pm Monday - Thursday and normal branch opening times Friday and Saturday. Please note that the Droylsden Branch is dealing with the sale of this property

Branch Details

136 Market Street, Droylsden, Manchester, M43 7AA
0161 371 5228

Mortgages

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We have access to major leading UK lenders, with over 1000 schemes, including some that are exclusive to Openwork Limited.

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- You will receive true independent mortgage advice on all the mortgage schemes and lenders available
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Your home may be repossessed if you do not keep up repayments on your mortgage.

