

## 12 Essex Avenue

Droylsden, Manchester, M43 7PS

**Asking Price Of £115,000**

A truly lovely delightful 3 bedroom mews property situated in a popular location in Droylsden, this property is beautifully presented and has three bedrooms. The property briefly comprises entrance hall, lounge with traditional bay window leading to dining area and kitchen. To the first floor there are three bedrooms and a combined bathroom, walking distance to local schools and amenities.

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We are so pleased to introduce to the market this three bedroom mews property situated in a very popular location in Droylsden - the property has no upward chain and is in excellent condition. The property has fantastic open plan downstairs with patio to the rear garden - to the first floor there are three good sized bedrooms and an extended bathroom with separate shower - Fantastic garden to the rear with patio area.

### LOUNGE

This open plan lounge has a traditional bay window to the front elevation, open plan through the kitchen area this room feels light and airy and offers spacious accommodation that is also flexible.



### KITCHEN/BREAKFAST ROOM

The kitchen dining area is open plan with large patio doors leading to the rear garden, the kitchen is equipped with units and has ample space for white goods - there is a breakfast bar overlooking garden.



### MASTER BEDROOM

This spacious light and airy master bedroom has a large picture window to the front elevation - great bedroom.

### BEDROOM TWO

Bedroom two again is great dimensions with window overlooking the rear garden.



### BEDROOM THREE

Bedroom three is great third bedroom with window overlooking the front elevation.

### BATHROOM

The bathroom has been extended and now incorporates a separate shower cubicle - great dimension and tiled in decorative white tiles - perfect.

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### GARDEN

There is a lovely enclosed garden to the rear which is laid with a lawn with mature shrubs and trees - good sized patio area.



### Services (not tested)

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

### Disclaimer.

Your home may be repossessed if you do not keep up repayments on a mortgage.

### Viewing

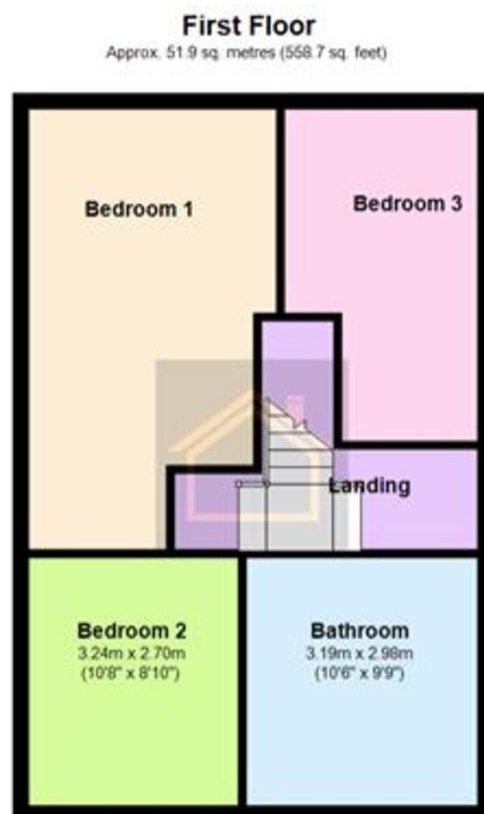
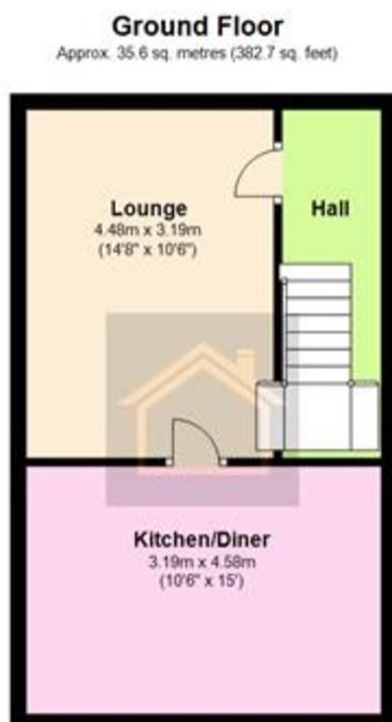
Viewing strictly by appointment through the Agents

### Mortgage information

We at Beech Property have an in house, independent Financial Advisor. They have a wealth of experience in the highly competitive area of mortgage rates and available products. By our arranging ab appointment to discuss you requirements, you will receive professional and independent mortgage advice that will be entirely appropriate to your own circumstances, may well save you money and speed up the hole transaction.

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Total area: approx. 87.5 sq. metres (941.4 sq. feet)



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