



70 Hawthorn Road

Droylsden, Manchester, Lancashire, M43 7JD

Offers In Excess Of £120,000

Beech Property is delighted to offer to the market this beautifully spacious two bed semi detached property in the heart of Droylsden. The property is set on a quiet road just off Jack Lane, close to excellent transport links into the city centre. The property briefly comprises of a large open plan lounge and dining room. The dining room benefits from patio doors leading to a spacious rear garden. The kitchen is just adjacent to the dining room and features a range of beech units with spaces for appliances. To the first floor are two double bedrooms and a combined family bathroom. The property enjoys the benefits of gas central heating and double glazing throughout as well as having an attractive front garden. The location is ideal in that it is extremely close to local amenities and excellent

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Lounge

3.61m x 3.96m (11'10" x 13'0")

This large lounge and open plan dining room offers a sense of scale that is difficult to find in other properties in the area. It also benefits from a feature fireplace and enjoys views of the generous front garden. Tv/Aerial point.

Dining Room

3.35m x 2.64m (11'0" x 8'8")

Just off the lounge is the dining room. With handy access to the kitchen and a large patio door leading to the large rear yard this a very versatile room, ideal for use a dining room or second lounge.

Kitchen

3.35m x 2.26m (11'0" x 7'5")

The kitchen benefits from beech units and space for a number of appliances.

Bedroom 1

3.66m x 4.04m (12'0" x 13'3")

The master bedroom is incredibly spacious. There is easily enough room for all manner of bedroom furniture - giving the discerning purchaser a number of options with layout.

Bedroom 2

3.40m x 2.69m (11'2" x 8'10")

The generous second bedroom has enough space for a double bed and other bedroom furniture, it also enjoys views of the rear yard.

Bathroom

The family bathroom features a bath with shower over, sink and w.c all in white.

Tenure

To be confirmed by solicitors.

Local Authority

The local authority is Tameside MBC

Possession

Vacant Possession

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 an appointment to discuss your 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.

Disclaimer.

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

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.

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Ground Floor

Approx. 31.4 sq. metres (337.9 sq. feet)



First Floor

Approx. 29.4 sq. metres (316.6 sq. feet)



Total area: approx. 60.8 sq. metres (654.5 sq. feet)

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