

**For sale: 74 Droylsden Road  
Audenshaw M34 £99,950**



**Brief Description:**

Garden fronted 2 Bed Terrace. The property has gas central heating and has UPVC double glazed windows and doors. An internal inspection is highly recommended and will reveal: modern lounge. Modern kitchen with matching wall and base units and space for

appliances, separate dining room and two good sized bedrooms and a bathroom. The property has a rear yard completed with decking and benefits from a large garden beyond.

**Property Details:**  
GROUND FLOOR

Lounge 4.17m x 3.80m

Featured bay window to front, fitted carpet, radiator, gas fire place with feature surround.

Dining Room 4m x 4m  
doors leading to decked yard.

Well presented dining room with patio

Kitchen 3.17m x 1.90m  
max

2 windows to rear fitted with a range of matching wall and base units, intergrated gas hob, oven and feature chimney extractor, space for fridge/freezer, stainless steel sink with drainer.

FIRST FLOOR

Bedroom 1 4.17m  
x 3.80m

Window to front, fitted carpet, radiator.

Bedroom 2 3m  
x 2.11m

Window to rear, fitted carpet, radiator.

Bathroom

Window to rear, white three piece suite including low level toilet, pedestal wash hand basin, deep panel bath with shower over, radiator, storage cupboard.

External

Rear decked yard, with garden beyond

Energy Performance Rating

E

**Disclaimer.**

These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment, or facilities are in good working order. Whilst all information contained in these particulars whether in the text, plans or photographs is given in good faith, intending purchasers or tenants must make their own enquiries as to the accuracy of all matters upon which they intend to rely.