



24 Clough Road

Droylsden, Manchester, M43 7NG

Asking Price Of £110,000

This lovely two bedroom semi detached property is situated in great location on Clough Road near all local amenities and fantastic transport links, the house itself has been well maintained and briefly comprises entrance hall, lounge with picture window and feature fireplace, door leading to delightful kitchen and very useful downstairs w.c. To the upstairs there are two large bedrooms and a large combined bathroom. Great garden to the rear with decked patio.

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This larger than average two bedroom semi detached property is ideal for a first time buyer or investor, the property has been well maintained and offers good spacious living accommodation over two floors. We love the fact that it is close to fantastic transport links and that it is in easy reach of open countryside and near Medlock. The property has two large bedrooms a larger than average bathroom and downstairs w.c great facility for any busy household there is also a delightful garden. Brilliant Property.

Entrance

4' 3" x 4' 0" (1.31m x 1.24m)

Entrance vestibule leading to lounge and first floor accommodation.

LOUNGE

12' 4" x 10' 9" (3.78m x 3.29m)

This bright sunny lounge has a lovely picture window to the front elevation, great feature fireplace with inset gas fire with marble surround and wooden mantel, neutral décor.



KITCHEN

7' 0" x 10' 9" (2.14m x 3.29m)

This sunny kitchen overlooks the rear patio and garden, the kitchen has an ample range of Beech wall and base units with stainless steel double sink and mixer tap, space for white goods and fridge freezer, integrated electric oven and hob. Large cupboard with boiler and lots of storage.



WC

2' 2" x 4' 7" (0.68m x 1.41m)

Perfect for any busy family, downstairs w,c and sink.

BEDROOM MASTER

8' 4" x 15' 2" (2.56m x 4.63m)

This larger than average bedroom has lots of space for wardrobes, drawer units and double bed. The room has a neutral décor.

BEDROOM TWO

10' 11" x 8' 2" (3.35m x 2.50m)

Again this bedroom is larger than average for this type of property - having window to the rear elevation, great space a children's paradise lots of space for toys.

BATHROOM

10' 11" x 6' 8" (3.35m x 2.04m)

The bathroom has a white combined bathroom suite with low level w.c, had wash basin and bath with shower over. Frosted UPVC window

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GARDEN

There is a private gated garden that is mostly laid to lawn with decking area and patio. Not overlooked at rear



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

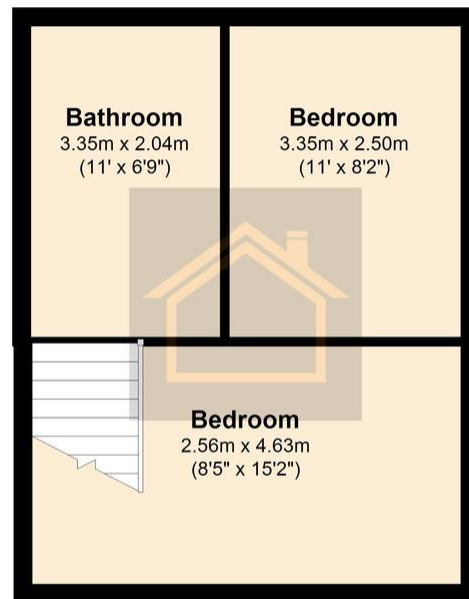
Viewing strictly by appointment through the Agents

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.

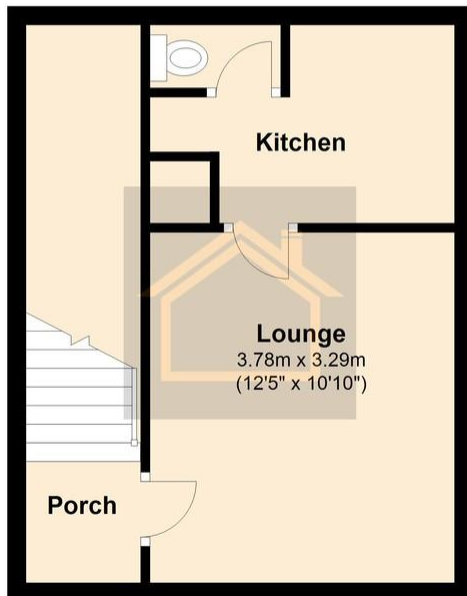
First Floor

Approx. 27.9 sq. metres (300.4 sq. feet)



Ground Floor

Approx. 27.8 sq. metres (299.7 sq. feet)



Total area: approx. 55.8 sq. metres (600.1 sq. feet)

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