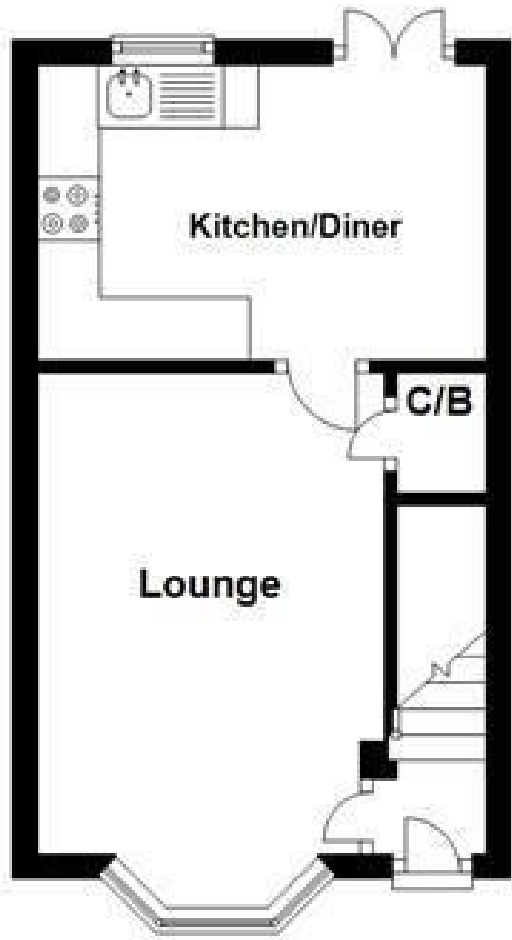
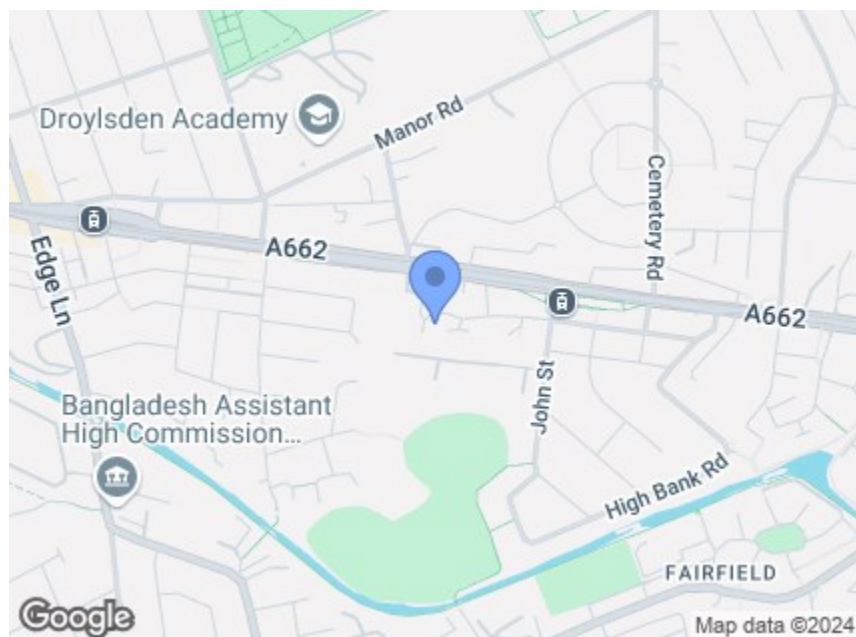


### Ground Floor



### First Floor



### Directions

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



**No 12 Carpenters Walk**  
 Droylsden, Manchester, M43 6LZ  
**£1,000 Per month**



- Modern & Well Presented Mews
- Recently Refurbished & Ready To Occupy
- Lovely Position, Close to Transport Links
- Lounge, Dining Kitchen & Two Beds
- Gardens Front & Rear, Driveway Parking
- A Must View, Enquire Early to View

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# No 12 Carpenters Walk

## Droylsden, Manchester, M43 6LZ

Recently refurbished, well presented modern mews with driveway parking situated in an attractive residential area in Droylsden, close to public transport links and ideal for a professional couple or small family. Offered unfurnished and available early December, this lovely house comprises lounge and dining kitchen with French doors to the ground floor, with two bedrooms and bathroom to the first. To the front there is a pleasant garden with mature plants and shrubs, whilst to the rear there is a good size lawned garden with a decking area and shed. Accessed at the side, a gated driveway provides off street parking. Call now to arrange an accompanied viewing.

### Entrance Hall

With a UPVC entrance door opens into the hallway with stairs ascending to the first floor, radiator and power point.



### Lounge

12'64 x 11'95 (3.66m x 3.35m )

With a front facing UPVC bay window, laminate wood effect flooring, feature fireplace with gas fire, radiator, TV point, telephone point, power points and under-stairs cupboard.



### Kitchen/Diner

14'15 x 7'31 (4.27m x 2.13m)

With a rear facing UPVC window, laminate wood effect flooring, radiator, power points, range of wall and base units with contrasting work surfaces, inset sink and drainer unit, built in electric oven, electric hob with extractor hood, plumbing for washing machine, space for a fridge/freezer and French doors opening onto the decking.



### First Floor Landing

With a power point and loft access.

### Master Bedroom

12'15 x 9'49 (3.66m x 2.74m)

With a two front facing UPVC windows, fitted wardrobes, storage cupboard, telephone point and power points.



### Bedroom Two

10'77 x 7'93 (3.05m x 2.13m)

With a rear facing UPVC window, radiator, telephone point and power points.



### Bathroom

7'68 x 5'59 (2.13m x 1.52m)

Partly tiled with a rear facing opaque double glazed window, tiled flooring, heated towel rail, extractor fan, three piece suite comprising; panel enclosed bath with shower over and screen, low flush WC and hand wash basin with vanity unit.



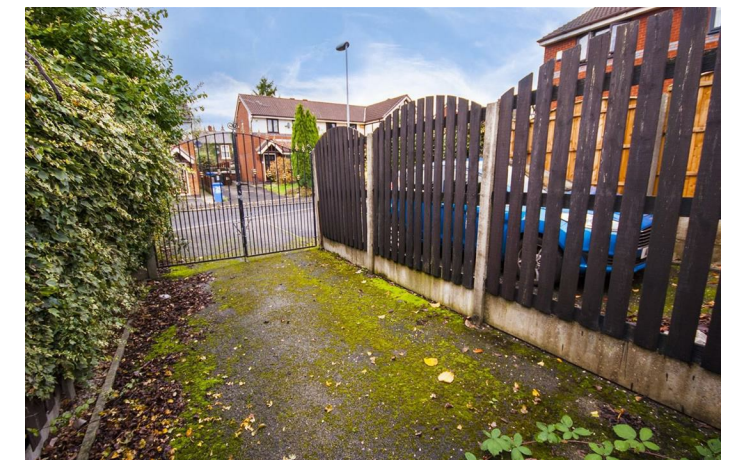
### Rear Garden

An enclosed garden, mainly laid to lawn with plant and shrub borders and decking area.



### Driveway

Gated access to the side opening to the driveway area.



Council Tax Band B