JOULES
Estate Agents









7 Oakfield Avenue, Droylsden, Manchester, M43 6PG

Guide Price £265,000

- NO CHAIN
- Double Storey Extension
- Off Road Parking
- Council Tax Band - B (Tameside)
- 3 Bedroom Semi-Detached
- Conservatory
- Secluded Leafy Garden
- EPC - TBC

450 Didsbury Road, Stockport, Cheshire, SK4 3BS
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7 Oakfield Avenue, Manchester M43 6PG

NO ONWARD CHAIN! Joules Estate Agents are delighted to present this spacious and beautifully extended three double bedroom family home that truly commands your attention and should be viewed without delay.

Conveniently positioned in the highly desirable Droylsden area, it's ideal for first-time buyers and families alike, offering convenient access to a range of local amenities including shops, schools, bars, restaurants, and excellent transport links. The property is within walking distance of the Metrolink, providing swift and easy access to Manchester city centre and the Co-op Live Arena.

3 1 2 D

Council Tax Band: B







Oakfield Avenue, Droylsden

Joules Estate Agents are delighted to present this spacious and beautifully extended three double bedroom family home that truly commands your attention and should be viewed without delay.

The home has been extended and offers a combination of comfort and convenience in addition to features such as gas central heating, UPVC double glazing, a stylish modern dining kitchen, convenient utility room/downstairs WC, three piece suite bathroom with roll top bath, and three generous sized double bedrooms.

Externally, the property boasts gated off road car parking and beautifully maintained gardens. Front and rear gardens are mainly laid to lawn and have a variety of mature trees, bushes, and flowers making for a private, colourful, and leafy outside space, perfect for entertaining and alfresco dining.

Early viewing is highly recommended.

The Property Comprises;

Ground Floor

Entrance Hall
7'84 x 5'82

Sitting Room / Lounge
16'25 x 12'4
*16'25 ft increasing to 17'8 ft into bay window.

Kitchen Diner
18'1 x 7'8

Under Stairs Storage

Conservatory
9'8 x 9'3

Utility / DWC
9'08 x 3'53

First Floor

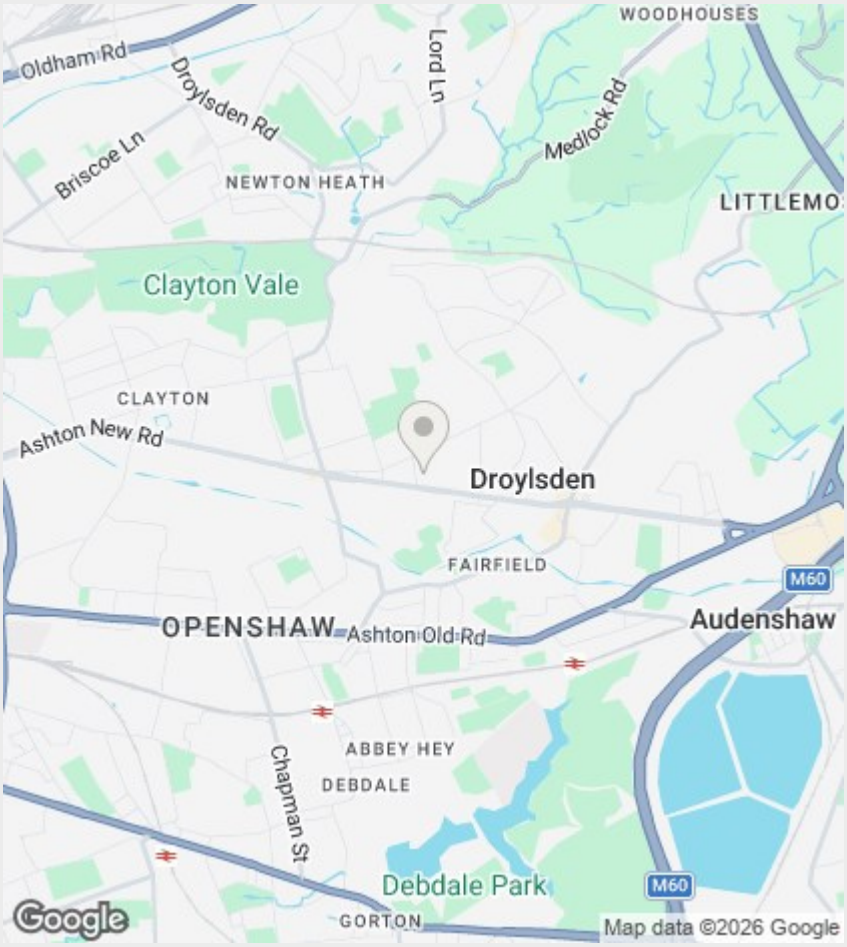
Bedroom One
18'67 x 7'84
*7'84 ft increasing to 8'7 ft where extended.

Bedroom Two
11'7 x 9'3

Bedroom Three
12'4 x 7'0

Bathroom
7'8 x 4'5

Important Notice
Joules Estate Agents, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Joules Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3: This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



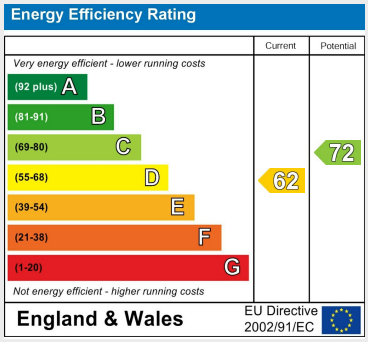
Directions

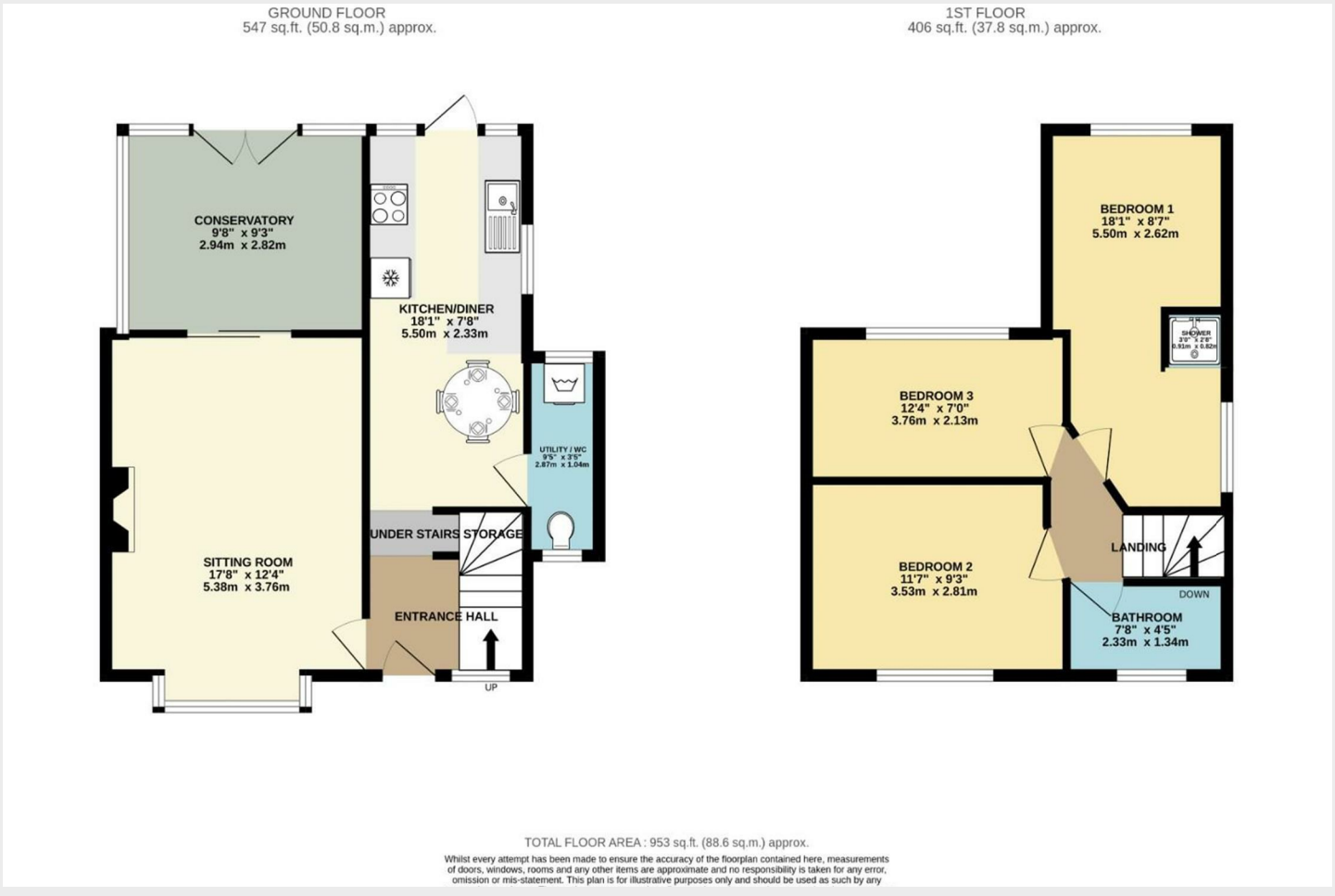
Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

EPC Rating:

D





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