



14 Kipling Avenue
Droylsden M43 7NW
£185,000

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14 Kipling Avenue Droylsden M43 7NW

£185,000

A Totally refurbished, Two Double Bedroom, Mid Terrace with off road parking.

Situated on a quiet cul-de-sac, this pre-war home has recently undergone a full modernisation programme. This includes both new kitchen and bathroom, re-wiring, plastering, skirting boards, door frames and doors. The internal finish is of an excellent standard not normally found in houses of this type.

The property lies close to local shops, transport links, schooling, etc. It will no doubt be of interest to a first time buyer or investor.

An early viewing is highly recommended and must be place at the top of anyone's viewing list.

- Two Double Bedrooms
- Gas Central Heating
- PVCU Double Glazing
- Totally Refurbished
- Luxury Bathroom & Kitchen
- Off Road Parking

Tenure: Freehold
Council Tax: Tameside A

Entrance Hall

Lounge
12'8" x 12'2"

Fitted Kitchen
12'3" x 7'9"
Fitted Units, Work Surfaces, Gas Hob, Extractor Hood
Electric Under Oven/Grill, Inset Lighting, Space for Fridge
Boiler Cupboard with Wall Mounted Gas Boiler

Downstairs WC
Low Level WC

Landing

Bedroom One
19'1" x 10'5" plus 10'1" x 3'2"
Ideal for either a walk in wardrobe or en-suite

Bedroom Two
10'6" x 7'9"

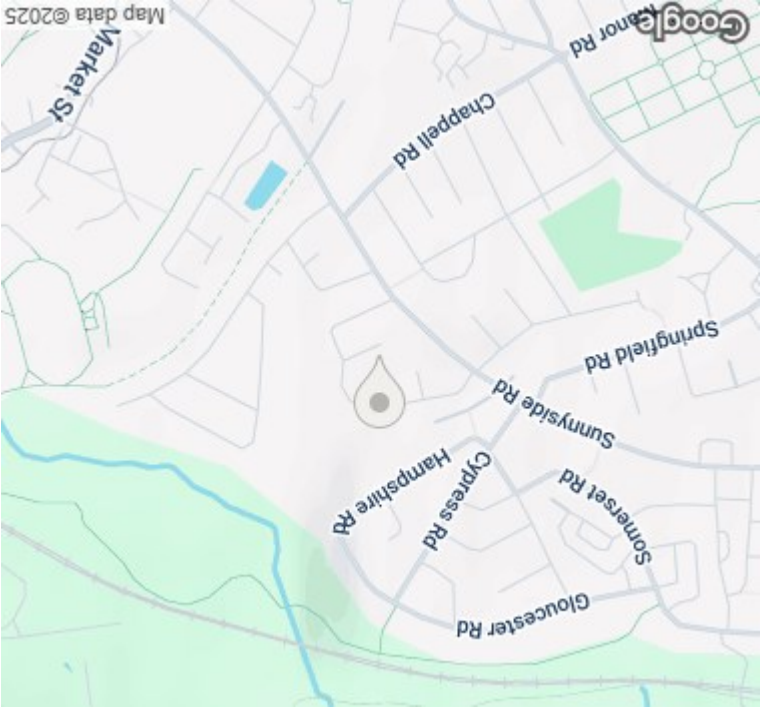
Bathroom/WC
7'6" x 7'2"
Part Tiled Walls and Flooring
Panelled Bath with Shower Screen & Shower Over Bath
Pedestal Wash Basin, Low Level WC, Inset Lighting

Outside
Garden to front and rear, and off road parking.
Passageway to rear, fencing, concrete, patio, grassed area.





To view this property call Main & Main on 0161 437 1338

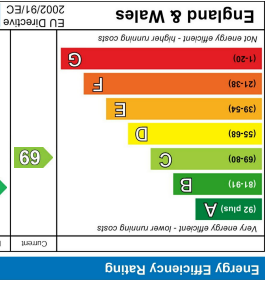
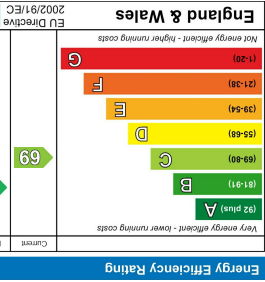


Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating	
	Current
	Potential
EU Directive 2002/91/EC	
England & Wales	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO2 emissions	
EU Directive 2002/91/EC	
England & Wales	
Very environmentally friendly - lower CO2 emissions	
(92 plus) A	
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(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO2 emissions	
EU Directive 2002/91/EC	
England & Wales	
Environmental Impact (CO ₂) Rating	
Current	
Potential	

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