



30 Holyoake Street, Droylsden, M43 7HZ

**£1,000 Per month**

- Two Bedroom with Extra Loft Room
- Recently Refurbished
- Popular Location
- Fantastic Transport Links
- Council Tax: A
- Two Reception Rooms
- Ready to Move Into
- Great Catchment Area
- Deposit: £1153
- EPC: E

**\*\*Two bedroom with a Loft Room\*\*** Holyoake Street in the popular area of Droylsden, is a delightful two-bedroom end terrace house offers a perfect blend of comfort and modern living. Spanning an impressive 1,033 square feet, the property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests.

The home has been thoughtfully modernised throughout, ensuring it is ready for you to move in without delay. The well-appointed kitchen and bathroom complement the inviting living spaces, making it an ideal choice for both first-time buyers and those looking to downsize.

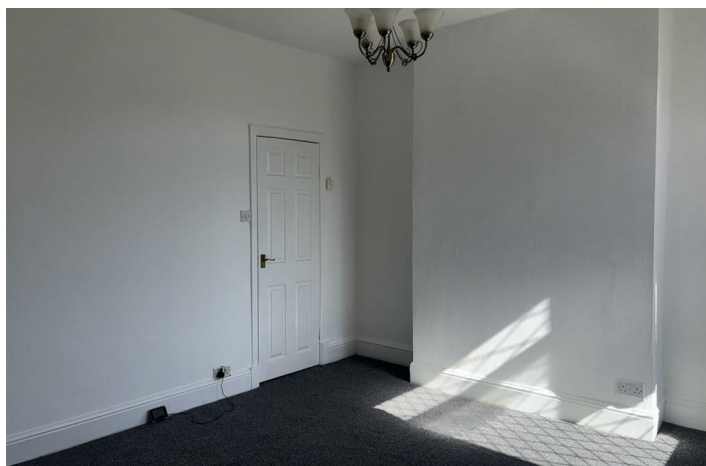
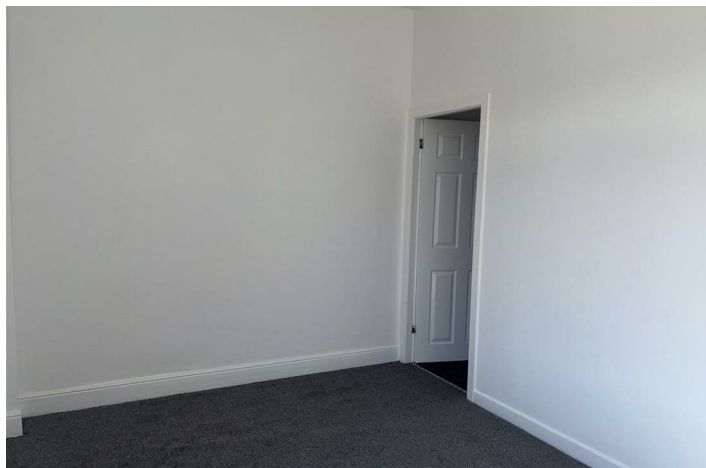
In addition to the two bedrooms, the property features an extra loft room, which can serve as a versatile space for a home office, playroom, or guest accommodation. Storage is plentiful, allowing you to keep your living areas tidy and organised.

One of the standout features of this property is the rear yard, which basks in sunlight, creating a lovely outdoor space for relaxation or al fresco dining. The location is highly sought after, with local amenities, parks, and transport links within easy reach, making it a convenient choice for modern living.

This charming terraced house on Holyoake Street is not just a home; it is a lifestyle opportunity waiting to be embraced. Don't miss your chance to make it yours.



Council Tax Band:



### Living Room

11'3" x 13'9"

### Dining Room

12'1" x 13'9"

### Kitchen

8'2" x 6'2"

### Store Area

3'3" x 6'11"

### Bathroom

6'0" x 6'3"

### Bedroom One

11'3" x 13'9"

### Bedroom Two

9'1" x 13'9"

### Loft

14'5" x 13'1"

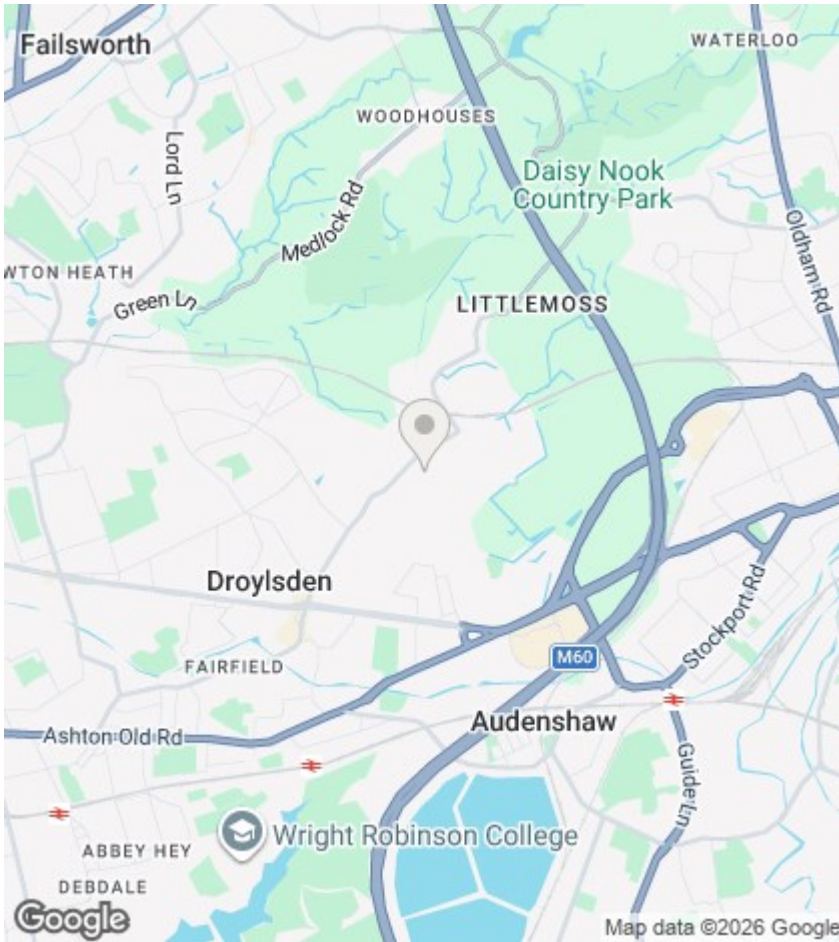
### Anti Money Laundering

**MONEY LAUNDERING** If you are thinking of Buying, Selling, Renting or Investing in Property, please note, that it is our obligation to comply with the following Acts of Parliament: 1) The Money Laundering Regulations Act 2003 2) The Proceeds of Crime Act 2002 3) Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001).

### Disclaimer

Kingsdale Estates have received confirmation from the Landlord or Seller that all information within the particulars are correct. In the event of the property being a leasehold, Kingsdale Estates would have requested all relevant information in advance. Although we believe all material in the marketing to be correct, we would advise interested parties to satisfy any quires prior to reaching a legal agreement.





## Directions

## Viewings

Viewings by arrangement only. Call 0161 560 2915 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		42	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

