



## 309 Fairfield Road, Manchester, M43 6EB Offers in excess of £140,000

Goodmove present this well presented two bedroom mid terrace Home on Fairfield Road, Droylsden, Manchester, M43.

Situated in a popular and convenient residential location, this attractive two bedroom mid terrace property offers well proportioned accommodation ideal for first-time buyers, young families, or buy-to-let investors.

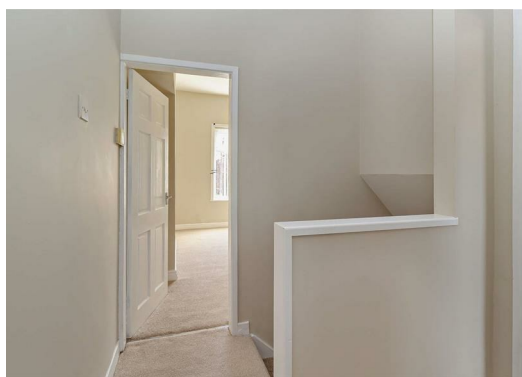
The ground floor comprises a welcoming entrance porch leading into a bright and spacious living room, providing an excellent space for relaxing and entertaining. To the rear, a generously sized dining kitchen offers ample worktop and storage space, with direct access to the private rear garden and useful external storage/outbuilding.

To the first floor, the property benefits from two well-proportioned bedrooms, including a substantial principal bedroom, together with a family bathroom fitted with a three-piece suite.

Externally, the property enjoys a low-maintenance rear garden, providing a pleasant outdoor space for entertaining and everyday family life.

Ideally positioned within easy reach of local shops, supermarkets, schools and leisure facilities, the property also benefits from excellent transport links into Manchester City Centre, with nearby Metrolink services, regular bus routes and convenient access to the M60 motorway network.

The property has been attractively priced and would invite all buyers in a position to proceed to view. Please call for more information.



### Leasehold Information

343 years remaining on the lease  
Ground rent: £5.50 per annum

This information is provided by the vendor and should be verified during the conveyancing process.

### Disclaimer

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**

### Section 21

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.

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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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