

12 Robertsons Way, Droylsden, M43 6UW

Offers over £375,000

- Stunning Three Bedroom Semi-Detached
- Spread Over Three Floors
- Electric Charging Port
- Short Walk from Canal & Metro Link
- EPC: B
- Situated on The Jam Factory New Development
- Ground Floor W/C & Top Floor En-Suite
- Off Road Parking
- No Onward Chain
- Council Tax Band: C

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Stylish Modern Living in the Heart of the Jam Factory Estate Welcome to Robertsons Way, a beautifully crafted semi-detached home nestled within the highly sought-after new Jam Factory estate. Built in 2023 to a high specification, this contemporary property combines stylish design, energy efficiency, and everyday convenience.

Spanning approximately 1,130 square feet across three generous floors, this home is thoughtfully designed to meet the needs of modern families or those seeking flexible living space.

Inside, you'll find three spacious bedrooms and three well-appointed bathrooms, ensuring comfort and privacy for every member of the household. There will be no need for the morning rush as there is an over bath shower on the first floor and a walk in shower on the second. The ground floor features a welcoming reception room, under-stairs storage, a W/C with a built-in washing machine, and a bright, modern kitchen diner, ideal for both everyday living and entertaining.

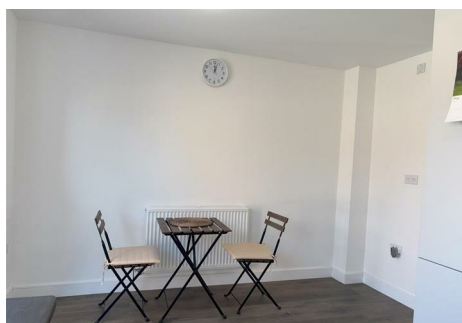
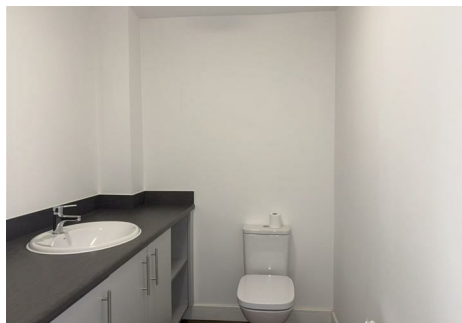
Step outside to a generously sized garden, perfect for summer gatherings or a peaceful afternoon in the sun. The property also benefits from a two-car driveway with an electric vehicle charging port, catering to the needs of the eco-conscious homeowner.

Overlooking the estate's play park and just a short stroll from the scenic canal and Metro Link, this home offers an enviable balance of tranquility and connectivity. Whether you're commuting or enjoying local leisure, everything you need is within easy reach.

With no onward chain, this is a rare opportunity to secure a stylish, low-maintenance home in a vibrant, growing community. Early viewing is highly recommended, so don't miss your chance to make Robertsons Way your new address. Please call Kingsdale Estates on 0161 560 2915 to arrange a viewing.



Council Tax Band: C



Hallway

5'6" x 8'2"

Living Room

10'7" x 13'7"

W/C

6'10" x 5'6"

Kitchen Diner

14'1" x 11'9"

Bedroom 1 (Rear)

14'1" x 9'2"

Bathroom

6'10" x 7'2"

Bedroom 2 (Front)

6'10" x 11'9"

Bedroom 3 (Top Floor)

14'1" x 28'2"

En-suite

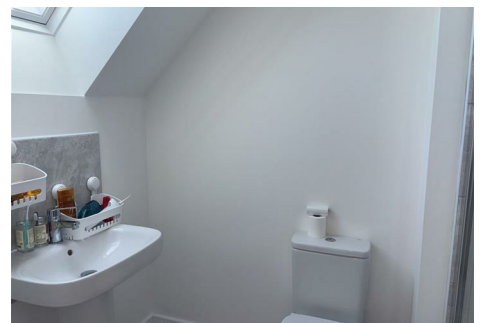
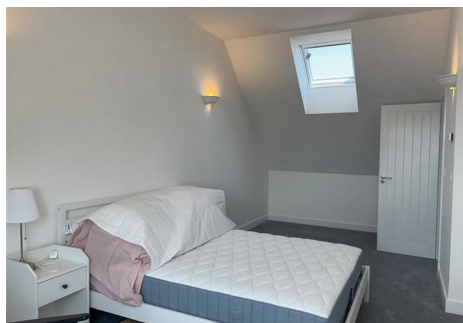
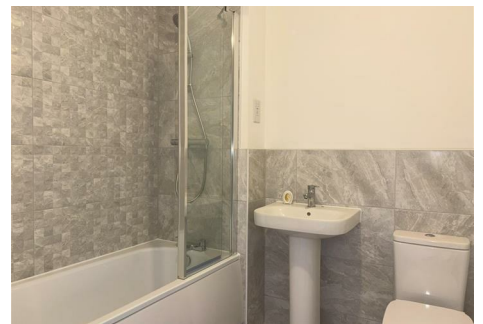
4'11" x 7'2"

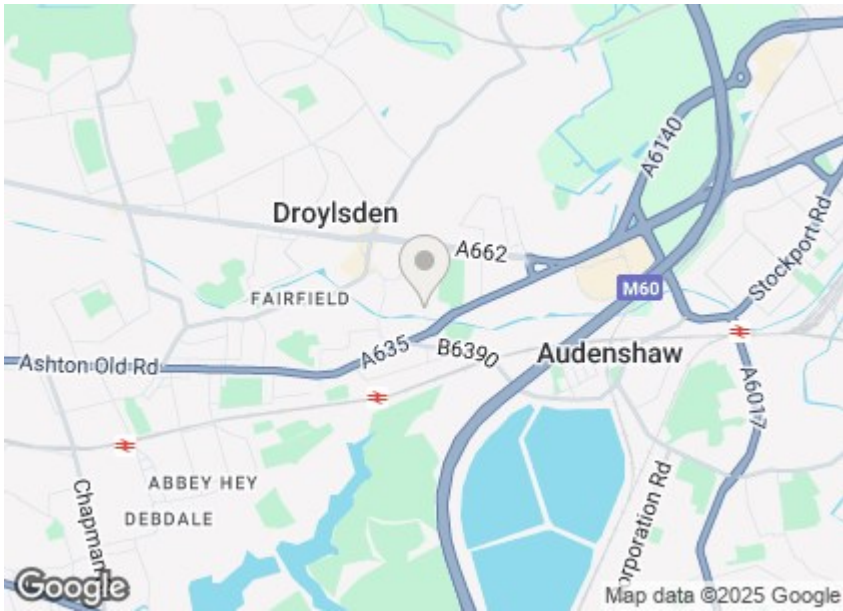
Disclaimer

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.

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Viewings

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

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

