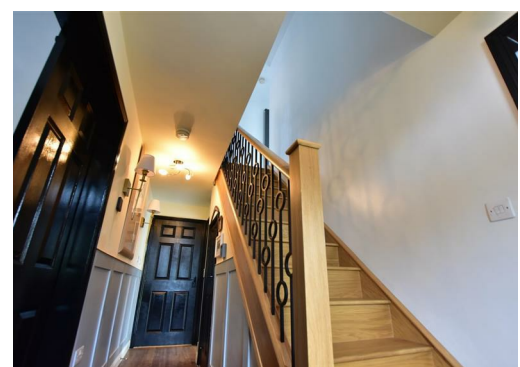




Waterside View, Droylsden, M43 6EN

£450,000

A modern 4 bedroom detached house situated within good distance to Manchester City Centre. Impressive lounge with a modern kitchen and dining room. Items of note include en suite to master bedroom and underfloor heating in bathroom. Well presented gardens with off road parking and a detached garage.



6 Waterside View, Droylsden, M43 6EN

We are delighted to offer for sale this spacious four bedroom detached home set on the highly sought-after Waterside View development in Droylsden. This private and limited development enjoys a peaceful cul-de-sac setting, yet is perfectly placed for local amenities, excellent transport links including the Metrolink, and within catchment of OFSTED 'Good' Primary and Secondary schools.

The property benefits from solar panelling providing energy efficiency and reduced running costs, along with gas central heating, PVCu double glazing, and a modern kitchen with separate dining room. French doors open onto the rear garden, while further features include a detached garage, driveway parking, and well-presented, upgraded gardens.

Inside, the accommodation comprises entrance hall, lounge, kitchen, dining room and WC to the ground floor, with four well-proportioned bedrooms upstairs, the master boasting an en suite, alongside a family bathroom. The home is finished with flooring throughout, ample sockets and media points, making it truly ready to move into.

Tenure: Freehold – Estate Management charges: £225 per year – Council Tax: Band E.

The property comprises

Ground Floor

Entrance Hall

With fitted flooring.

Lounge 22'4" x 11'3" (6.83m x 3.44m)

Impressive dual aspect lounge featuring a stylish media wall with integrated electric fireplace plus fitted flooring.

Kitchen 13'9" x 12'11" (4.20m x 3.96m)

Having a comprehensive range of modern wall and base units with complimenting laminate worktops plus tiling. Integrated oven, hob and hood. Feature radiator plus French doors for access to rear. With fitted flooring.

Dining Room 10'2" x 8'4" (3.12m x 2.55m)

With fitted flooring.

WC 4'7" x 3'4" (1.41m x 1.02m)

Having modern white sanitary ware, tiling and a ladder radiator plus fitted flooring.

First Floor

Landing

Bedroom 1 11'6" x 10'11" (3.51m x 3.35m)

Two sets of built in wardrobes and access to en suite plus fitted flooring.

En Suite 7'4" x 5'9" (2.24m x 1.77m)

Featuring modern white sanitary ware, shower and tiling plus fitted flooring.

Bedroom 2 13'3" x 10'5" (4.05m x 3.19m)

Featuring built in wardrobes plus fitted flooring.

Bedroom 3 11'6" x 9'0" (3.51m x 2.76m)

Featuring built in wardrobes plus fitted flooring.

Bedroom 4 8'9" x 8'9" (2.69m x 2.69m)

With fitted flooring.

Bathroom 7'4" x 5'4" (2.26m x 1.64m)

Featuring modern white sanitary ware, shower with screen to bath, tiling, ladder radiator, jacuzzi bath and underfloor heating plus fitted flooring.

External

There are well presented and upgraded gardens. There is off road parking to the side plus a detached garage.





