



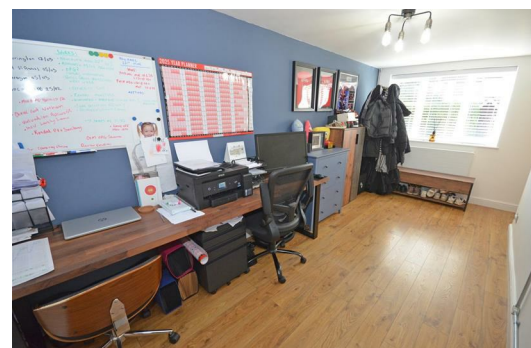
Carpenters Walk, Droylsden, Manchester, M43 6LZ

Offers over £375,000

Boasting stunning accommodation is this fantastic and extended four bedroom semi detached property, ideally located at the end of a quiet yet convenient cul de sac offering excellent family sized accommodation of which only a personal inspection will fully reveal.

The overall design aesthetic has been carefully considered, with high specification and an excellent attention to detail with the well planned and deceptively spacious accommodation briefly comprising: Entrance porch with composite double glazed front door, great sized lounge with Oak wooden flooring leading to the amazing open plan family room/kitchen with large sliding patio door and skylight windows that flood the room with natural light and opens to the landscaped garden with an extensive range of integrated appliances. The extensions has also been created for a great sized fourth bedroom with en suite shower room ideal for the teenager or an elderly family member. To the first floor there are three good sized bedrooms (Third bedroom with superb vaulted ceiling) and a sumptuous four piece luxury family bathroom/WC. To the outside the property has a driveway to the front with parking for two vehicles and a good sized landscaped garden to the rear. The property is further complemented by an alarm system, Upvc double glazing and central heating thus ensuring that this property will appeal to even the most discerning of purchasers.

Excellent Family Sized Accommodation - Viewing Essential!



GROUND FLOOR

Porch

Composite double glazed front door, window to side, Oak flooring and door to lounge.

Lounge

16'8" x 12'4" (5.07m x 3.75m)

Upvc double glazed window to front, Oak wood flooring, stairs to the first floor, ceiling cornices, TV aerial point, radiator.

Open Plan Family Living Room/Kitchen

16'6" x 19'8" (5.03m x 5.99m)

Wow! A fantastic family room with fitted kitchen and island with 1 1/4 single drainer sink unit with Quooker shower head mixer tap and breakfast bar, fitted five ring electric hob with extractor hood above, fitted electric oven and combination oven, space for large American style fridge/freezer, integrated washing machine and dryer, recently refitted gas central heating boiler, ceramic tiled floor, inset ceiling spotlights and lighting to the kitchen units, wired smoke alarm, three skylight windows flooding the room with light and superbly sized patio doors to the rear garden, two radiators and TV point.

Bedroom 4

16'8" x 7'0" (5.09m x 2.14m)

Window to front, laminate wooden floor, TV point and radiator.

En Suite Shower Room

Tiled shower cubicle with electric shower, vanity wash hand basin, low level WC, tiled floor and radiator.

FIRST FLOOR

Landing

Great sized landing with storage cupboard over the stairs, radiator.

Bedroom 1

9'10" x 11'11" (3.00m x 3.64m)

Window to front, fitted wardrobes with mirror sliding doors, TV point and radiator.

Bedroom 2

8'3" x 11'11" (2.51m x 3.64m)

Window to rear, fitted wardrobes, decorative wood panelled effect wall and radiator.

Bedroom 3

11'7" x 7'5" (3.52m x 2.25m)

Great sized third bedroom with vaulted ceiling, window to rear, fitted wardrobe, TV point, inset ceiling spot lights and radiator.

Four Piece Family Bathroom/WC

10'4" x 7'5" (3.16m x 2.25m)

Another WOW room is this sumptuously fitted four price bathroom with freestanding bath, large double vanity wash hand basin, low level WC, large walk in shower with rain shower, part ceramic tiled walls, ceramic tiled floor, vaulted ceiling with inset ceiling spot lights, window to front and heated towel rail.

OUTSIDE

Gardens & Driveway

To the front is a driveway providing parking for multiple vehicles, whilst to the rear is a lovely landscaped garden with paved and decked patio areas, fenced boundaries and astro turfed lawned area for ease of maintenance. The property also has outside lighting and power points to the front and rear.

DISCLAIMER

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Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

