



**Saltzman & Co**  
Estate Agents

**£290,000**

**3 Bracken Close, Droylsden, Manchester, Lancashire, M43 7UJ**



- THREE BEDROOMED
- DOWNSTAIRS SHOWER ROOM & WC
- DINING ROOM
- UTILITY ROOM
- FRONT & REAR GARDENS
- UPVC DG & GCH
- COUNCIL TAX C

- EXTENDED SEMI DETACHED
- FAMILY LOUNGE
- FITTED KITCHEN
- FAMILY BATHROOM
- DRIVEWAY & GARAGE
- LEASEHOLD 936 YEAR REMAINING
- MUST BE VIEWED









## Property Description

**\*\*FANTASTIC EXTENDED THREE BEDROOMED SEMI DETACHED FAMILY HOME\*\* DOWNSTAIRS WC & SHOWER ROOM\*\* UTILITY ROOM\*\* DINING ROOM\*\* FAMILY BATHROOM\*\* POPULAR LITTLEMOSS LOCATION\*\* GARAGE AND DRIVEWAY\*\***  
Saltsman and Co Estate agents welcome to the open market this cared for and maintained three bedroomed extended semi detached family home. This property is perfectly located in one of Droylsdens most highly regarded residential locations of Littlemooss yet a convenient distance from local amenities, transport connections, popular schools including Laurus secondary school and the picturesque Daisy Nook Country Park. The accommodation comprises; porch, entrance hall, lounge, dining room, kitchen, utility room, downstairs shower room and access to garage to the ground floor. Three bedrooms and bathroom to the first floor. To the front of the property is a low maintenance garden with an area laid to lawn and driveway providing off road parking and access to the garage via an up and over door. To the rear of the property is a well established and maintained enclosed garden with patio area with a fenced divide leading to area laid to lawn with further patio and Summer house idea for summer days and evening entertaining. This warm and welcoming family home is upVC double glazed and warmed via gas central heating. Internal viewing is strongly advised to fully appreciate the generous living accommodation contained within.

### PORCH

Front entrance porch opening into entrance hallway

### ENTRANCE HALLWAY

Cupboard housing meters and stairs providing access to all first floor accommodations. Useful understairs office area. Laminate flooring, light and power points.

### LOUNGE 14'96 x 11'26

uPVC double glazed box bow window to the front elevation with radiator beneath. Feature fire with attractive and complementary surround and hearth. Laminate flooring, light, and power points. Double doors opening to dining room.

### DINING ROOM 9'32 x 7'84

uPVC double glazed doors providing access to the rear garden. Radiator, laminate flooring, light and power points.

### KITCHEN DINER 12'36 x 9'81

uPVC double glazed window to the rear elevation with feature downlights and stainless steel sink and drainer unit beneath. Fitted with a range of wall and base units with worksurface over with four ring halogen hob and built-in oven. Integrated dishwasher. Protected to splash back areas, light, and power points. A split, stable-style door provides access to the utility room.

### UTILITY ROOM 8'58 x 5'65

uPVC double glazed window and uPVC double glazed door providing access to the side and rear. Worksurface with plumbing and space for washing machine beneath. Space for free standing fridge freezer and under counter freezer. Radiator, light and power points. Door providing access to shower room.

### DOWNSTAIRS SHOWER ROOM

Low level wc. pedestal hand wash basin and enclosed shower cubicle with wall mounted double headed mixer tap shower. Tiled to walls, radiator and light point.

### GARAGE & PANTRY AREA

Pantry area for additional storage ( 8'71 x 6'32) with doorway to main garage with light and power points access to the front via an up and over door.

### LANDING

Access to bedrooms and bathroom. Light and power points.

### BEDROOM ONE 14'13 x 11'10

uPVC double glazed window with radiator beneath. Light and power points.

### BEDROOM TWO 11'23 x 9'18

uPVC double glazed window with radiator beneath. Light and power points.

### BEDROOM THREE 9'35 x 6'69

uPVC double glazed window with radiator beneath. Light and power points.

### BATHROOM

uPVC double glazed window with panel bath with wall mounted shower, low level wc and hand wash basin. Radiator and light point.

### OUTSIDE

To the front of the property is a low maintenance garden with an area laid to lawn and driveway providing off road parking and access to the garage via an up and over door. To the rear of the property is a well established and maintained enclosed garden with patio area with a fenced divide leading to area laid to lawn with plant and shrub borders with further patio and Summer house idea for summer days and evening entertaining.



