



Saltzman & Co
Estate Agents

£379,950
12 Holmlea Road, Droylsden, Manchester, Lancashire, M43
6WC



- EXTENDED THREE BEDROOM
- REFURBISHED THROUGHOUT
- MODERN FITTED KITCHEN
- DOWNSTAIRS WC
- FREEHOLD
- DRIVEWAY
- uPVC DG & GCH

- SEMI DETACHED
- DINING AREA
- UTILITY AREA
- FOUR PIECE BATHROOM
- COUNCIL TAX B
- REAR GARDEN & SUMMER HOUSE
- EARLY VIEWING ADVISED



Property Description

**** OUTSTANDING FAMILY HOME **THREE BEDROOM SEMI ** EXTENDED TO THE REAR AND DOUBLE EXTENDED TO THE SIDE ** UTILITY AND DOWNSTAIRS WC ** IMMACULATE THROUGHOUT **** Saltsman & Co Estate Agents are delighted to present this beautifully extended and fully refurbished three-bedroom semi-detached family home to the open market. Offering modern day living at its finest, this outstanding property has been thoughtfully upgraded throughout by its current owners, creating a stylish, larger-than-average home that is ready for any buyer to move straight into and enjoy. The spacious accommodation briefly comprises: welcoming entrance hall, bright lounge area, open dining space, contemporary kitchen, useful utility area and ground-floor WC. To the first floor are three well-proportioned bedrooms and a modern family bathroom, providing comfortable living for all the family. Perfectly positioned, the property offers excellent access to a range of local amenities, highly regarded primary and secondary schools, and superb transport links – including the Manchester City Centre Metrolink and convenient M60 motorway connections. Externally, the front of the property features a low-maintenance garden and driveway providing off-road parking. To the rear is a delightful enclosed family garden complete with decking, patio area, artificial lawn, and a versatile feature summerhouse – ideal for relaxation, home working or additional storage.

This family home benefits from uPVC double glazing and gas central heating throughout. Internal viewing is strongly advised to fully appreciate the quality, space, and modern living this exquisite family home has to offer

ENTRANCE HALL

Composite front entrance door opening into welcoming entrance hall. Useful understairs storage cupboard. Feature flooring, light, and power points. Stairs providing access to all first floor accommodation.

LOUNGE AREA 14'89 x 10'44

uPVC double glazed window with radiator beneath. Feature flooring, vertical wall mounted radiator, spot lights to ceiling, and power points. Opening to dining area and kitchen.

DINING AREA 13'23 x 10'89

Wall mounted vertical radiator, spot lights to ceiling, and power points.

KITCHEN 11'62 x 10'92

Fitted with a modern range of wall and base units with complementary worksurface over with inset four ring induction hob. Matching central island with inset sink and drainer. Integrated double oven and integrated dishwasher. Space for free standing American style fridge freezer. Vertical wall mounted radiator. Feature flooring. Three Velux windows to ceiling. Bi Folding doors providing access to the rear garden.

UTILITY AREA

uPVC double glazed window with radiator beneath. Plumbing for washing machine with worksurface over. Wall mounted storage cupboard. Feature flooring, spot lights to ceiling, and power points.

WC

Low-level wc and hand wash. Tiled to splash back area and light point.

LANDING

Access to bedrooms and bathroom. Spot lights to ceiling and power points.

BEDROOM ONE

uPVC double glazed window with radiator beneath. Useful fitted wardrobes. Spot lights to ceiling and power points.

BEDROOM TWO 16'98 x 8'43

uPVC double glazed window, radiator, spot lights to ceiling, and power points.

BEDROOM THREE 16'59 x 7'61

L-shaped bedroom with uPVC double glazed window with radiator beneath. Fitted wardrobes, spot lights to ceiling and power points.

BATHROOM

Four piece family bathroom with free standing seep roll top bath, walk in glass screen shower area, low level wc and vanity hand wash unit. Tiled to walls and floor, wall mounted heated towel rail, and spot lights to ceiling.

OUTSIDE

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