



MCDERMOTT & CO
THE PROPERTY AGENTS



£510,000

10 The Stables, Droylsden, Manchester, M43 7JP

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McDermott & Co are proud to present this beautifully maintained and extended four-bedroom detached family home, occupying a generous position within a desirable and well-established residential development. Spacious and versatile accommodation throughout, the property is perfectly suited to modern family living.

Comprising a welcoming entrance hallway, spacious lounge, stunning open-plan kitchen, dining and living area, practical utility room, ground floor WC, and a versatile home office with potential to be utilised as a fifth bedroom if required. To the first floor are four well-proportioned bedrooms, including a generous main bedroom with en suite, alongside a stylish family bathroom.

Externally, the property enjoys a large driveway providing off-road parking for up to four vehicles, gated side access, and a beautifully landscaped rear garden redesigned in 2023, featuring a porcelain patio, lawn, mature planting, and a powered 12ft x 6ft garden shed/workshop.

Hallway

12'0 x 6'2 (3.66m x 1.88m)
A bright and beautifully presented entrance hallway, finished in neutral tones with wood-effect flooring and decorative half-height dado rail, creating a modern and welcoming first impression. The space features a carpeted staircase with white balustrade, along with useful understairs storage and cloakroom, while internal doors provide access to the ground floor accommodation. Finished with ceiling lighting and a wall-mounted radiator, this is a stylish and practical entrance space that sets the tone for the rest of the home.

Lounge

15'6 x 12'4 (4.72m x 3.76m)
A spacious and beautifully presented lounge with double doors leading off the hallway, offering a bright and comfortable living space. The room benefits from a large front-facing window, allowing an abundance of natural light and providing a pleasant outlook. A feature electric fireplace with decorative surround creates an attractive focal point, complemented by a feature accent wall, decorative coving, and a ceiling light fitting. Finished with carpeted flooring and a wall-mounted radiator and cover, this is a warm, inviting, and well-proportioned living space, ideal for both relaxing and entertaining.

WC

7'0 x 3'2 (2.13m x 0.97m)
A modern and well-presented ground floor WC, fitted with a low-level WC and wash hand basin within a vanity unit with additional storage, providing a practical and convenient facility for everyday use. The room benefits from a chrome towel radiator, wood-effect flooring, and a frosted window, allowing for natural light while maintaining privacy. A useful addition to the home, finished in neutral tones throughout.

Open Plan Kitchen/Dining/Living Area

10'1 x 18'6 17'6 x 12'3 (3.07m x 5.64m 5.33m x 3.73m)
A stunning and beautifully presented open-plan kitchen, dining, and living space, forming the heart of the home and perfectly designed for modern family living and entertaining. The contemporary kitchen is fitted with a range of sleek high-gloss wall and base units, complemented by quality work surfaces with waterfall effect worktop and finished with modern tiled splash backs. Integrated appliances, including a Bosch double oven, electric hob, extractor hood, AEG dishwasher, and full height separate fridge and freezer. A stainless steel sink is positioned beneath a large window fitted with concertina blinds, allowing for plenty of natural light and pleasant garden views. The space flows seamlessly into the dining and living areas, creating a bright and sociable environment. French doors open directly onto the rear garden, while a Velux skylight in vaulted ceiling and recessed ceiling spotlights further enhance the abundance of natural light. Finished with wood-effect flooring, modern lighting, and a wall-mounted radiator, also an electric wall mounted flame effect fire, this is a versatile and stylish living space, ideal for both everyday family life and entertaining guests. Double doors leading to the patio areas complete with fitted concertina blinds.

Study/Fifth bedroom

10'3 x 8'1 (3.12m x 2.46m)
A bright and versatile home office/study, offering an ideal space for home working, studying, or hobbies, with the added benefit of potential use as a fifth bedroom if required. The room benefits from a large front-facing window with fitted blinds, allowing for plenty of natural light and a pleasant outlook. Finished with wood-effect flooring, recessed ceiling spotlights, and a wall-mounted radiator, the space provides a comfortable environment throughout the year. Built in cupboard housing the utility meters. Well-presented and highly adaptable, this is an excellent multi-purpose room, perfectly suited as a home office, study, playroom, or fifth bedroom.

Utility

6'0 x 8'2 (1.83m x 2.49m)
A practical and well-presented utility room, fitted with a range of modern wall and base units complemented by work surfaces and tiled splashbacks, providing excellent additional storage and workspace. The room benefits from a stainless steel sink unit, plumbing and space for laundry appliances, along with ceiling spotlights and a window allowing natural light. Finished with tiled flooring, this is a functional and useful space, helping to keep household tasks separate from the main living areas while providing direct access to the kitchen.

Stairs & Landing

6'4 x 7'2 (1.93m x 2.18m)
A bright and well-presented staircase and landing, featuring a quarter-turn carpeted staircase with white balustrade, creating a clean and modern feel throughout. The landing benefits from a small window allowing natural light, along with ceiling lighting, a useful airing cupboard providing linen storage, and loft access via a fitted loft ladder. The loft is partially boarded and insulated, offering additional storage space. A practical and well-maintained area providing access to all first-floor rooms.

Bedroom One

12'1 x 10'1 (3.68m x 3.07m)
A spacious and beautifully presented main bedroom, benefiting from a large window with fitted blinds, allowing for plenty of natural light and a pleasant outlook. The room offers ample space for a double bed and additional bedroom furniture, creating a comfortable and relaxing environment. Finished with carpeted flooring, ceiling lighting, and a wall-mounted radiator including cover, the room feels bright and welcoming throughout. Well-proportioned and tastefully decorated, this is a comfortable and inviting main bedroom ideal for everyday living.

En-Suite

A modern and well-presented en suite shower room, fitted with an electric shower enclosure, low-level WC, and a vanity unit with integrated wash basin and storage. The room benefits from a frosted window, allowing for natural light while maintaining privacy, and is finished with ceiling spotlights and a towel radiator, complimented with modern Clic bathroom flooring. A bright, practical, and stylish space, ideal for everyday use.

Bedroom Two

10'1 x 8'7 (3.07m x 2.62m)
A bright and well-presented second double bedroom, benefiting from a large window with fitted blinds, allowing for plenty of natural light and a pleasant outlook. The room offers ample space for a double bed and additional bedroom furniture and is finished with carpeted flooring, ceiling lighting, and a wall-mounted radiator. A feature wallpapered wall adds character and style to the space. A comfortable and well-proportioned bedroom, ideal for family members or guests.

Bedroom Three

10'1 x 6'9 (3.07m x 2.06m)
A bright and well-presented third bedroom, benefiting from a window with fitted blind, allowing for plenty of natural light and a pleasant outlook. Finished with carpeted flooring, ceiling lighting, and a wall-mounted radiator, the room also features a decorative feature wall, adding character and style. A comfortable and versatile space, ideal as a bedroom or guest room.

Directions

