Keenans









Drywood Avenue, Manchester, M28 2QA

£950,000

EXCEPTIONAL DETACHED PROPERTY WITH FIVE BEDROOMS AND CANAL VIEWS

Set within a highly regarded residential setting in Worsley, this impressive five-bedroom detached home offers an exceptional combination of space, versatility and picturesque canal views, creating a superb family residence in one of the area's most desirable locations.

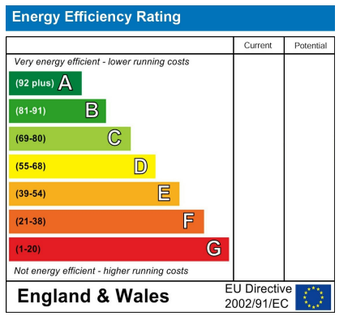
Arranged across three generous floors, the property has been thoughtfully designed for modern family living. At its heart is a beautifully appointed kitchen and dining space, featuring extensive cabinetry, sleek work surfaces and French doors opening directly onto the garden. Two separate living areas provide excellent flexibility, offering sophisticated spaces for both relaxed family life and entertaining.

The bedroom accommodation is equally impressive, with five well-proportioned bedrooms providing ample space for growing families, guests and home working. The substantial principal bedroom occupies the upper floor and creates a particularly striking retreat, complemented by excellent storage and a luxurious feel. Three bathrooms further enhance the practicality of this beautifully presented home.

Externally, the property enjoys an attractive and meticulously maintained rear garden, with a generous lawn and established planting providing an inviting setting for outdoor dining and entertaining. To the front, a driveway and integral garage provide convenient off-road parking.

A particularly special feature is the property's proximity to the Bridgewater Canal, bringing attractive waterside scenery and opportunities for leisurely walks virtually to the doorstep.

Worsley itself is renowned for its leafy surroundings, historic character and excellent lifestyle offering, with highly regarded schools, restaurants, pubs, local amenities and excellent transport connections towards Manchester city centre and the wider motorway network.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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- An Exquisite Detached Family Home
- Three Bathrooms
- Off Road Parking And Integral Garage
- Tenure Leasehold
- Set Over Three Floors
- Enviable Canal Views
- Council Tax Band G
- Five Bedrooms
- Perfect Family Home In A Desirable Location
- EPC Rating C

Ground Floor

Entrance

Composite double glazed frosted leaded door to the hall.

Hall

17'10 x 14'6 (5.44m x 4.42m)

Central heating radiator, coving, spotlights, under staircase storage cupboard, solid oak flooring, oak doors to the garage, kitchen diner, WC, oak double doors to the lounge and staircase to the first floor.

WC

5'2 x 4'4 (1.57m x 1.32m)

Heated towel rail, a two piece suite comprising of a dual flush WC, wall mounted wash basin with mixer tap, tiled elevations, coving, spotlights, tiled flooring.

Lounge

11'10 x 11'10 (3.61m x 3.61m)

Two UPVC double glazed windows, central heating radiator, coving, spotlights, television point, solid oak flooring.

Kitchen Diner

24'5 x 11'10 (7.44m x 3.61m)

UPVC double glazed window, central heating radiator, coving, spotlights, a range of solid oak panelled wall and base units, granite surface, inset stainless steel one and a half bowl sink with a Grohe mixer tap, integrated high rise AEG electric double oven, five ring AEG gas hob and extractor hood, integrated AEG microwave, integrated dishwasher and fridge freezer, under unit lighting, integrated dining table with storage, integrated storage unit, tiled flooring, two hardwood double glazed French doors to the rear, oak door to the utility room.

Utility Room

6'9 x 5'4 (2.06m x 1.63m)

Central heating radiators a range of solid oak base units, granite effect surface, stainless steel sink and drainer with mixer tap, plumbing for a washing machine and dryer, spotlights, coving, extractor fan, tiled flooring, composite double glazed frosted door to the side.

Garage

17'10 x 9'5 (5.44m x 2.87m)

Power, spotlights, Baxi boiler, composite double glazed frosted door to the side, electric up and over garage door.

First Floor

Landing

13'9 x 12'3 (4.19m x 3.73m)

UPVC double glazed window, central heating radiator, coving, spotlights, smoke alarm, storage cupboard, oak doors to an additional lounge, three bedrooms, bathroom and staircase to the second floor.

Second Lounge

16'11 x 11'8 (5.16m x 3.56m)

Central heating radiator, integrated media wall with inset shelving, storage and television point, spotlights, coming, two hardwood double glazed French doors to Juliette balconies.

Bedroom Three

11'10 x 11'10 (3.61m x 3.61m)

Two UPVC double glazed windows, two central heating radiators, fitted wardrobes, coving, spotlights, television point.

Bedroom Four

12'2 x 10'11 (3.71m x 3.33m)

Two UPVC double glazed windows, two central heating radiators, coving, spotlights, television point, storage cupboard.

Bedroom Five

9'10 x 6'10 (3.00m x 2.08m)

UPVC double glazed window, central heating radiator, coving, spotlights, television point.

Bathroom

11'8 x 6'6 (3.56m x 1.98m)

UPVC double glazed frosted window, heated towel rail, a four piece suite comprising of a double direct feed shower enclosure, tiled panelled bath with a mixer tap and rinse head, dual flush WC, wall mounted wash basin with mixer tap, tiled elevations, coving, spotlights, extractor fan, tiled flooring.

Second Floor

Landing

11'11 x 6'9 (3.63m x 2.06m)

UPVC double glazed window, central heating radiator, coving, spotlights, loft access, smoke alarm, linen closet, oak doors to bedroom one and bedroom two.

Bedroom One

16'10 x 15'11 (5.13m x 4.85m)

Three Velux windows, two central heating radiators, fitted storage and bed floating frame and headboard with integrated bed side tables and two feature wall lights, coving, spotlights, television point, oak door to the en suite, open to the dressing room.

Dressing Room

11'11 x 6'10 (3.63m x 2.08m)

Velux window, central heating radiator, fitted wardrobes, spotlights, coving.

En Suite

11'11 x 9'6 (3.63m x 2.90m)

Two UPVC double glazed frosted windows, heated towel rail, under floor heating, a four piece suite comprising of a dual flush WC, tiled panelled Duscholux bath with mixer tap, and a direct feed shower, wall mounted wash basin with mixer tap, double direct feed Pharo steam shower enclosure, tiled elevations, integrated mirror and cabinet, spotlights, extractor fan, tiled flooring.

Bedroom Two

11'10 x 11'10 (3.61m x 3.61m)

Two UPVC double glazed windows, central heating radiator, coving, spotlights, loft access, oak door to the en suite.

En Suite

8 x 2'11 (2.44m x 0.89m)

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a dual flush WC, wall mounted wash basin with mixer tap, direct feed Pharo steam shower enclosure, tiled elevations, spotlights, extractor fan, coving, tiled flooring.

External

Front

Laid to lawn garden with paving, bedding, blocked paved driveway and access to the garage.

Rear

Wrap around laid to lawn garden with paving, bedding and mature shrubs.

















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