



## 18 Lees Park Avenue, Manchester, M43 7LW

**Offers Over £340,000**

Welcome to Lees Park Avenue! This is a brilliant family home that's been extended and improved in all the right places, making it ideal for busy day-to-day life. From the bespoke media wall, to the modern Wren kitchen, to the low maintenance garden, it's clear a lot of thought has gone into it – and the end result is a home you can move straight into and enjoy from day one.

To the front, there's a smart resin driveway providing off road parking for two cars, along with the added bonus of an EV home charger. Step inside into the entrance hall, with stairs up to the first floor, and then into the lounge on your left. This is a really cosy space, centred around a stylish media wall with built-in electric fire and LED ceiling lighting – perfect for evenings in.

From here, sliding doors open into the kitchen/diner, and this is where the house really comes into its own. At around 23 feet long, there's loads of space to work with. You've got sleek gloss units, integrated Neff appliances (including the Slide & Hide oven), a breakfast bar for quick meals, and plenty of room for a proper dining table – ideal for family life and having people over.

# 18 Lees Park Avenue

Droylsden, Manchester, M43 7LW

**Offers Over £340,000**



Location-wise, you're really well placed here too. You've got Lees Park just a short stroll away for walks and fresh air, along with larger green spaces like Daisy Nook Country Park and Debdale Park within easy reach for weekends out. For keeping active, Active Medlock offers a full leisure centre with gym and swimming facilities, while Village Gym Manchester Ashton and The Gym Group Manchester Ashton Old Road provide further fitness options nearby.

## Entrance Hall

Stairs to first floor. Door to:

## Lounge

13'9" x 11'8" (4.19m x 3.56m)

Window to front elevation. Led Ceiling Light. Feature media wall with alcove shelving and inset living flame effect fire. Double radiator. Under stairs storage cupboard. Sliding doors to:

## Kitchen/Diner

9'0" x 23'2" (2.74m x 7.06m)

Fitted with matching range of base and eye level units with coordinating worktops over. One and a half bowl composite sink with mixer tap and drainer. Neff slide and hide eye level electric oven. Neff combination microwave and warming drawer. Neff induction hob with extractor hood over. Integrated Neff dishwasher. Built in wine cooler. 3 LED light fixtures to ceiling. Wall mounted Worcester Combi boiler. Two windows to rear elevation. French doors leading out into rear garden.

## Sitting Room

9'3" x 7'9" (2.82m x 2.36m)

Window to front elevation. Radiator. Ceiling light. Double radiator, Door to:

## Utility

2'9" x 7'11" (0.84m x 2.42m)

Plumbing for automatic washing machine, space for tumble dryer.

## Stairs and Landing

Glass balustrade. Doors to all bedrooms and family bathroom. LED light to ceiling. Access to storage cupboard. Loft hatch providing access to loft space.

## Master Bedroom

16'1" x 7'9" (4.90m x 2.36m)

Window to front elevation. Double radiator. Ceiling light. Door to:

## En-suite

Fitted with three piece suites comprising corner shower cubicle with electric shower over, hidden cistern WC and sink with vanity under. Heated towel rail. Downlights to ceiling. Window to rear elevation. Heated towel rail.

## Bedroom Two

12'0" x 8'9" (3.66m x 2.66m)

Window to front elevation. Radiator. Ceiling light.

## Bedroom Three

10'10" x 8'2" (3.30m x 2.49m)

Window to rear elevation. Radiator. Ceiling light.

### Bedroom Four

7'6" x 6'8" (2.29m x 2.02m)

Window to front elevation. Radiator. Ceiling light.

### Bathroom

Fitted with white three-piece suite comprising panelled bath with glass shower screen and electric shower over, WC, and hand wash basin. Extractor. Ceiling light. Single radiator. Window to rear elevation.

### Outside and Gardens

Resin driveway to front with parking for two cars and EV home charging point.

Low maintenance garden to rear, mainly laid with artificial lawn, with additional patio areas.

Solar panels to roof.

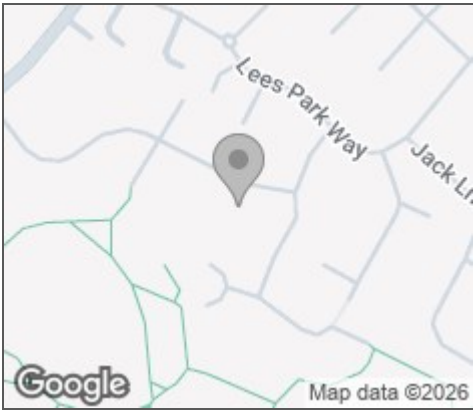
### Additional Information

Tenure: Freehold

EPC Rating: TBC

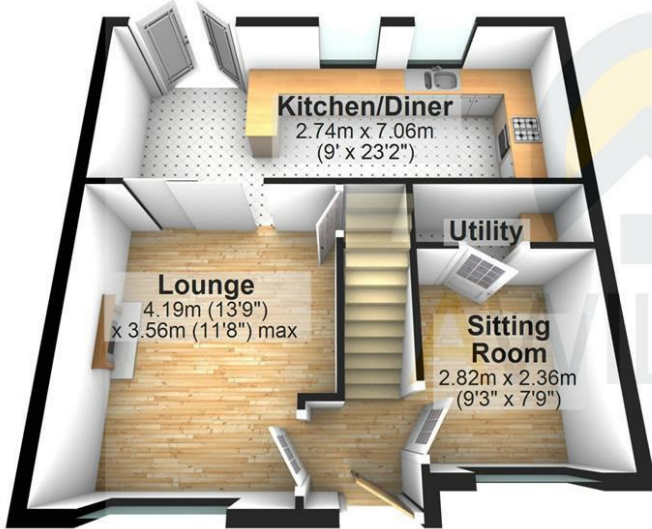
Council Tax Band: C





### Ground Floor

Approx. 48.8 sq. metres (524.8 sq. feet)



### First Floor

Approx. 48.5 sq. metres (522.3 sq. feet)



Total area: approx. 97.3 sq. metres (1047.0 sq. feet)

## Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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