KINGSDALE ESTATES









49 Shelley Grove, Droylsden, Manchester, M43 7YE

£290,000

- Extended Three Double Bedroom Semi Detached
- Two Bathrooms (One on each floor)
- Cosy Living Room featuring a charming Log Burner
- Off Road Parking
- Popular Location
- Potential Four Bedroom with Minimal Expense
- Spacious Kitchen Diner
- Separate Utility providing additional storage and practicality
- Well Maintained Gardens
- Fantastic Transport Links

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49 Shelley Grove, Manchester M43 7YE

STUNNING DOUBLE-STOREY EXTENDED THREE-BEDROOM SEMI-DETACHED FAMILY HOME
Welcome to Shelley Grove, Droylsden! This beautiful double storey extended three-bedroom semi-detached home offers the perfect opportunity for a growing family to move into a much-loved property that is ready to create new memories.

Boasting three generous double bedrooms, with the potential to easily create a fourth bedroom with minimal expense, making it an excellent choice for families looking for flexibility as their needs evolve. There are two well-appointed bathrooms, providing convenience for busy family life.

Stepping inside, you are welcomed by a warm and inviting atmosphere, with a charming log burner creating a cosy focal point to the living space. The heart of the home is the impressive open-plan kitchen and dining area, ideal for everyday living, entertaining family and friends, or hosting special occasions. A separate utility room and a convenient downstairs shower room & W/C add further practicality to this thoughtfully designed home.

The property is beautifully presented throughout and enjoys both side and rear gardens, offering excellent outdoor space for children to play, summer entertaining, or simply relaxing. Off-road parking completes the package, providing added convenience.

One of the standout features of this home is its future potential. With scope to convert into a four-bedroom property, it offers buyers the opportunity to add further living space with relatively little investment.

Situated in the ever-popular area of Droylsden, Shelley Grove benefits from a welcoming community atmosphere while remaining within easy reach of excellent local amenities, reputable schools, transport links, and motorway connections.

This is more than just a house, it's a wonderful family home offering space, versatility, and the opportunity to enjoy for many years to come. Early viewing is highly recommended to fully appreciate everything it has to offer.

3 2 2 D

Council Tax Band: B







Entrance
4'5" x 4'0"

Living Room
13'2" x 13'5"

Dining Area
7'8" x 16'5"

Kitchen Area
9'11" x 6'6",278'10"

Utility
3'11" x 5'10"

Downstairs Shower Room
4'11" x 5'10"

Bedroom One
10'7" x 10'0"

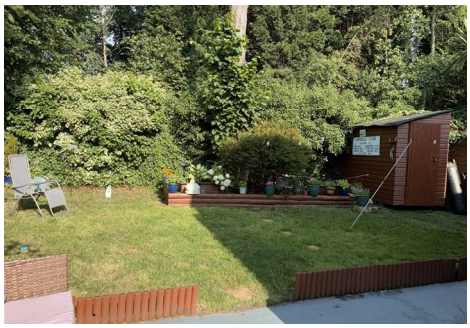
Bedroom Two
17'5" x 8'2"

Bedroom Three
21'8" x 6'11"

Bathroom
7'9" x 3'10"

Anti Money Laundering
MONEY LAUNDERING If you are thinking of Buying, Selling, Renting or Investing in Property, please note, that it is our obligation to comply with the following Acts of Parliament: 1) The Money Laundering Regulations Act 2003. 2) The Proceeds of Crime Act 2002. 3) Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001).

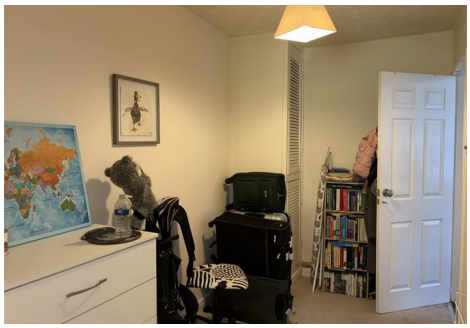
Disclaimer
Kingsdale Estates have received confirmation from the Landlord or Seller that all information within the particulars are correct. In the event of the property being a leasehold, Kingsdale Estates would have requested all relevant information in advance. Although we believe all material in the marketing to be correct, we would advise interested parties to satisfy any quires prior to reaching a legal agreement.

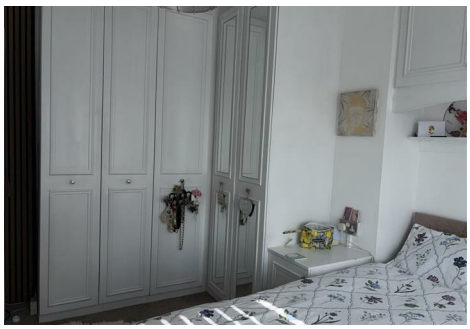


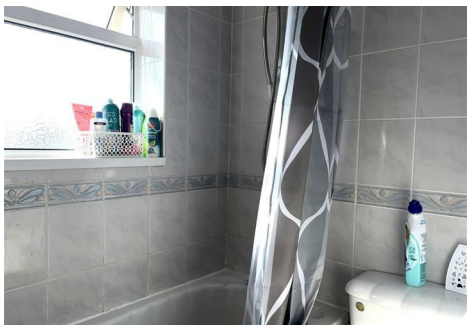








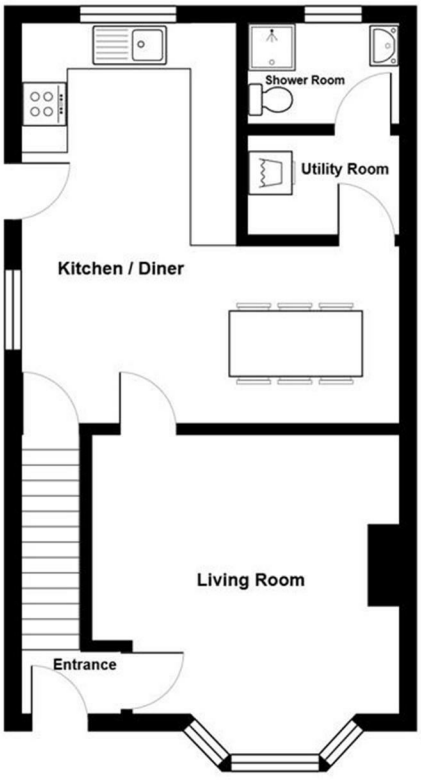


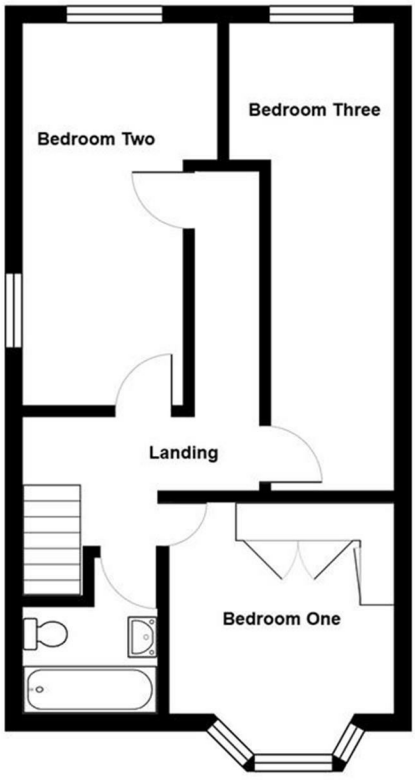






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Total Area: 93.9 m² ... 1011 ft²

All measurements are approximate and for display purposes only

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