



Saltsman & Co
Estate Agents

Offers in excess of £240,000
74 Peakdale Road, Droylsden, Manchester, Lancashire,
M43 6JZ



- THREE BEDROOM
- SPACIOUS KITCHEN DINER
- FAMILY BATHROOM
- FRONT & REAR GARDENS
- EPC D & COUNCIL TAX B
- uPVC DG & GCH

- EXTENDED SEMI DETACHED
- SUNSHINE LOUNGE
- DRIVEWAY PARKING
- FREEHOLD
- POPULAR LOCATION
- EARLY VIEWING ADVISED



Property Description

**** FAMILY BUYERS DO NOT MISS OUT ** IMMACULATE THREE BEDROOM EXTENDED SEMI DETACHED ** SPACIOUS FITTED KITCHEN ** DRIVEWAY PARKING ** ENCLOSED REAR GARDEN ** POPULAR LOCATION CLOSE TO AMENITIES AND TRANSPORT CONNECTIONS **** Saltsman & Co Estate Agents are delighted to offer for sale this beautifully presented and extended three bedroom semi detached family home. Situated in a peaceful and tucked away position, this well maintained property offers spacious and versatile accommodation, making it an excellent choice for a wide range of buyers. The current owner has cared for the property to a high standard, creating a welcoming home that is ready to move straight into, whilst still providing the opportunity for the new owner to add their own personal style. The accommodation briefly comprises a welcoming bright entrance hall, spacious sunshine lounge, and an impressive larger than average kitchen diner, ideal for family living and entertaining. To the first floor are three well proportioned bedrooms together with a family bathroom. Externally, the property benefits from a low maintenance front garden and driveway providing off road parking. To the rear is a private and enclosed garden, complete with patio and lawned areas, providing an ideal space for outdoor dining, relaxation and family use. The property is further enhanced by uPVC double glazing and gas central heating. Ideally located for access to local amenities, well regarded schools and excellent transport links, including the Manchester City Centre Metrolink and motorway network, the property offers both a peaceful home environment and convenient connectivity. Early internal viewing is highly recommended to fully appreciate the quality, size and presentation of this attractive family home, which is a true credit to its current owner.

ENTRANCE HALL

Composite front entrance door opening into bright welcoming entrance hall. Cupboard housing boiler, under stairs storage cupboard. Wood laminate flooring, radiator, light and power points. Doors providing access to ground floor accommodation and stairs providing access to first floor accommodation.

KITCHEN *12'38 max x 11'13 max*

Two uPVC double glazed windows to the rear elevation. Fitted with a comprehensive range of wall and base units with complimentary worksurface over with inset five ring gas hob with oven below and extractor above. Plumbing for washing machine and space for free standing fridge freezer. Wood laminate flooring, tiled to splash back areas, radiator, spot lights to ceiling and power points. uPVC double glazed door providing access to the front.

LOUNGE *20'39 into bay x 10'76 into recess*

Sunshine lounge with uPVC double glazed bay window to the front elevation with radiator beneath. uPVC double glazed french doors providing access to the rear garden. Feature fire with complimentary surround and hearth. Wood laminate flooring, radiator, light and power points.

LANDING

uPVC double glazed window to the side elevation. Access to bedrooms and bathroom. Loft hatch and light point.

BEDROOM ONE *12'86 into bay x 10'80*

uPVC double glazed bay window to the front elevation with radiator beneath. Light and power points.

BEDROOM TWO *10'78 x 7'56*

uPVC double glazed window to the rear elevation with radiator beneath. Light and power points.

BEDROOM THREE *7'81 max point x 7'57 max point*

uPVC double glazed window to the front. Radiator, light and power points.

BATHROOM *7'30 x 7'26*

Two uPVC double glazed windows to the side elevation. Corner jacuzzi style bath with shower, pedestal hand wash basin and low level wc. Wall mounted heated chrome towel rail, tiled walls and light point.

OUTSIDE

To the front of the property is a low maintenance garden and driveway providing off road parking. To the rear of the property is an enclosed family garden with patio and area laid to lawn.

