



Saltzman & Co
Estate Agents

£350,000

62 Lees Park Avenue, Droylsden, MANCHESTER, M43 7LW



- THREE BEDROOMED
- WELL PRESENTED
- NEWLY FITTED KITCHEN WITH CENTRAL ISLAND
- FAMILY BATHROOM
- DRIVEWAY PARKING
- FREEHOLD - EPC GRADE C

- LINKED DETACHED
- ORANGERY
- ENSUITE TO MASTER BEDROOM
- POPULAR LOCATION
- COUNCIL TAX D
- uPVC DG & GCH



**** IMMACULATE THREE BEDROOMED LINKED DETACHED ** NEWLY FITTED KITCHEN WITH ISLAND ** ENSUITE SHOWER TO MASTER BEDROOM** DOWNSTAIRS WC ** POTENTIAL TO EXTEND SUBJECT TO PLANNING ** ORANGERY ** NOT OVERLOOKED TO THE REAR ** LARGE PLOT **** Saltsman and Co Estate Agents are proud to present to the open market this outstanding three bedroom linked detached family home, offering beautifully presented and exceptionally well maintained accommodation in one of Droylsdens most desirable residential locations. Thoughtfully improved and lovingly cared for by the current owners, this is a home that immediately impresses with its immaculate presentation, versatile living space and wonderful family friendly setting. Quite simply, it is ready for its next owners to move straight in and enjoy. Perfectly positioned for modern family living, the property is within easy reach of a fantastic range of local amenities, highly regarded primary and secondary schools, excellent transport links, the Manchester Metrolink network and the M60 motorway, making it an ideal choice for both families and commuters alike. The accommodation has been designed with flexibility in mind and briefly comprises an inviting entrance hall, downstairs WC, newly fitted kitchen with central island, bright and spacious orangery and garage, currently utilised as a fourth bedroom, offering buyers the versatility to continue as additional accommodation, a home office, playroom or hobby room. To the first floor are three generously proportioned bedrooms, including an impressive principal bedroom with en-suite shower room, together with a well appointed family bathroom. Outside, the property continues to impress. The front and side gardens are beautifully maintained with neat lawns, mature planting and colourful shrub borders, while a driveway provides ample off road parking. To the rear is a delightful enclosed garden that enjoys a high degree of privacy, not being overlooked at the rear, and has been thoughtfully landscaped to provide the perfect balance of lawn, patio seating areas and established planting, creating an ideal space for children to play, summer entertaining or simply relaxing outdoors.

Homes of this quality, in such a sought-after family location, rarely remain available for long. Combining generous living accommodation, immaculate presentation, a private rear garden and exciting potential to extend further, subject to the necessary planning permissions, this exceptional home represents a fantastic opportunity for growing families looking to secure their forever home. This property benefits from uPVC double glazing and gas central heating throughout, and is protected by an alarm. Early internal viewing is strongly advised to fully appreciate the lifestyle and accommodation this outstanding property has to offer.

ENTRANCE HALL

Composite front entrance door opening into entrance hall. Access to all ground floor accommodation. Stairs providing access to all first floor accommodation. Light and power points.

LOUNGE 15' 5" x 13' 6" (4.70m x 4.11m) uPVC double glazed window with radiator beneath. Light and power points.

KITCHEN 10' 3" x 16' 4" (3.12m x 4.98m) uPVC double glazed window. Fitted with a comprehensive range of wall and base units with complementary worksurface with inset sink and drainer unit. Matching central island with storage cupboards and drawers and inset induction hob with extractor above. Space for American style fridge freezer, integrated double oven, built in wine rack and integrated washing machine. Modern verticle wall mounted radiator, spotlights to ceiling and power points. uPVC double glazed doors providing access to orangery.

ORANGERY 11' 1" x 13' 1" (3.38m x 3.99m) uPVC double glazed and brick built constrction with velux windows to the roof. Radiator, light and power points.

WC 5' 3" x 3' 1" (1.60m x 0.94m) uPVC double glazed winodw. Low leve wc and hand wash vanity unit with storage. Modern wall mounted chrome radiator and light point.

GARAGE 19' 9" x 10' 2" (6.02m x 3.10m) Currently used as a fourth bedroom by the current owner. Laminate flooring, light, and power points.

LANDING uPVC double glazed window. Access to bedrooms and family bathroom. Radiator, light and power points.

BEDROOM 10' 3" x 9' 2" (3.12m x 2.79m) uPVC double glazed window with radiator beneath. Fitted wardrobes, light and power points.

EN-SUITE 3' 1" x 9' 2" (0.94m x 2.79m) Enclosed shower cubicle, low level wc and hand wash unit. Light point.

BEDROOM 12' x 9' 2" (3.66m x 2.79m) uPVC double glazed window with radiator beneath. Fitted wardrobes, light and power points.

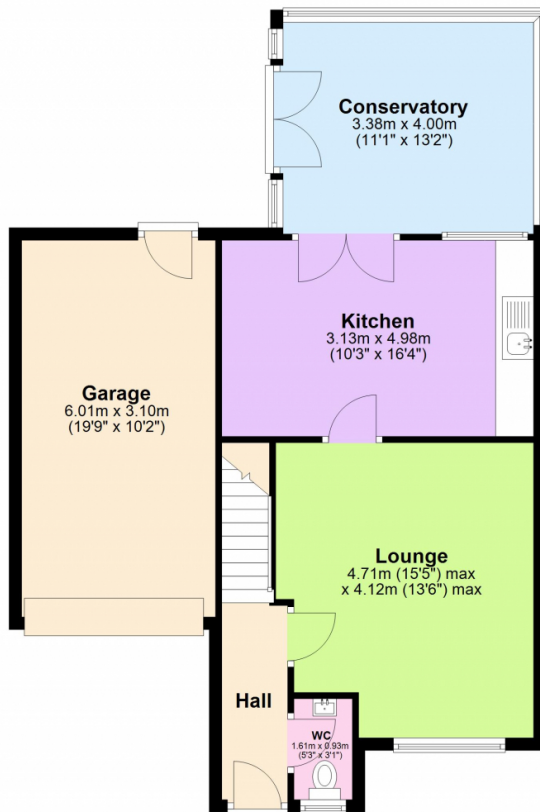
BEDROOM 9' 11" x 6' 10" (3.02m x 2.08m) uPVC double glazed window with radiator beneath. Fitted wardrobes, light and power points.

BATHROOM 6' 9" x 6' 10" (2.06m x 2.08m) uPVC double glazed window. Panel bath with mixer tap shower, pedestal hand wash basin and low level wc. Tiled to walls, radiator and light point.

OUTSIDE The front and side gardens are beautifully maintained with neat lawns, mature planting and colourful shrub borders, while a driveway provides ample off road parking. To the rear is a delightful enclosed garden that enjoys a high degree of privacy, not being overlooked at the rear, and has been thoughtfully landscaped to provide the perfect balance of lawn, patio seating areas and established planting, creating an ideal space for children to play, summer entertaining or simply relaxing outdoors.

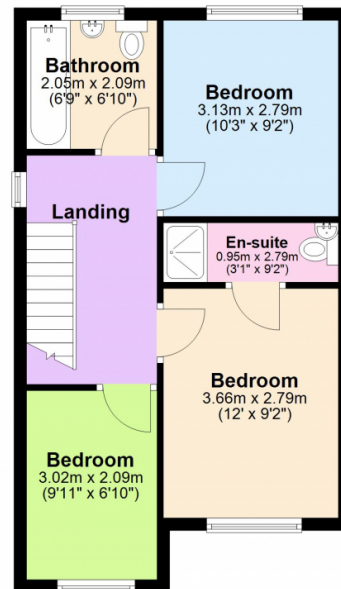
Ground Floor

Approx. 74.7 sq. metres (804.3 sq. feet)



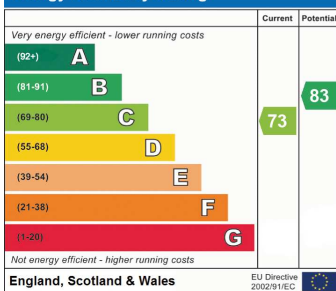
First Floor

Approx. 41.6 sq. metres (447.7 sq. feet)



Whilst all care has been taken to measure the rooms accurately, they should be used for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.
Plan produced using PlanUp.

Energy Efficiency Rating



Address: Droylsden, M43

Environmental Impact (CO₂) Rating

