



## Drywood Avenue, Manchester, M28 2QA

£900,000

THE MOST DESIRABLE FAMILY HOME

Nestled on the picturesque Drywood Avenue in Worsley, Manchester, this exceptional detached house presents a unique opportunity for those seeking a blend of luxury and comfort. Overlooking the serene Bridgewater Canal, the property boasts a private mooring, making it a perfect retreat for boating enthusiasts or those who simply appreciate the tranquil waterside setting.

This splendid home features four generously sized double bedrooms, ensuring ample space for family and guests. The enviable kitchen conversion has been meticulously updated with the highest quality finishes, creating a stylish and functional heart of the home. With two well-appointed bathrooms, convenience and comfort are paramount.

The property is set on an impressive plot, offering stunning gardens that provide a perfect backdrop for outdoor entertaining or peaceful relaxation. The interiors are tastefully designed, showcasing stylish features that enhance the overall aesthetic. Additionally, the home benefits from an integral garage and gated off-road parking, ensuring security and ease of access.

Situated in a highly desirable estate that is not overlooked, this breath-taking residence offers an abundance of indoor and outdoor space, along with generous storage options. Its prime

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Drywood Avenue, Manchester, M28 2QA

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- Four Double Bedroom Detached Home
- Spacious Stylish Interiors Throughout
- Gated Off Road Parking And Integral Garage
- Tenure - Leasehold
- Envious Updated Kitchen Conversion
- Stunning Canal Side Setting
- EPC Rating - D
- Two Modern Bathrooms
- Generous Plot With Beautiful Gardens
- Council Tax Band - G

## Ground Floor

### Entrance

Composite double glazed frosted door to entrance vestibule.

### Entrance Vestibule

5'6 x 3 (1.68m x 0.91m)

Coving, spotlights, wood effect tile flooring, single glazed door to hall.

### Hall

19'4 x 9'5 (5.89m x 2.87m)

Central heating radiator, coving, two feature wall lights, downstairs storage, storage cupboard, wood effect tile flooring, doors to sun, WC, single glazed doors to reception room and kitchen diner, stairs to first floor with solid oak balustrade.

### WC

5'4 x 5 (1.63m x 1.52m)

UPVC double glazed frosted window, central heating radiator, two piece suite comprising of a dual flush WC and vanity top wash basin with mixer tap, wood effect tiled flooring.

### Snug

9'11 x 7'10 (3.02m x 2.39m)

Central heating radiator, coving, three feature wall lights, television point, UPVC double glazed French doors to front.

### Reception Room

23'2 x 12'1 (7.06m x 3.68m)

UPVC double glazed inset bow window, central heating radiator, upright central heating radiator, coving, electric fire, television point, UPVC double glazed French doors to rear.

### Kitchen Diner

34'9 x 13'3 (10.59m x 4.04m)

Two UPVC double glazed windows, two upright central heating radiator, range of mixed matte wall and base units, granite surfaces, glossed mirror, inset composite sink with mixer tap tap, Quooker boiling water tap, integrated fridge and full length Siemens freezer, plumbing for washing machine and dryer, bin storage, Siemens dishwasher, spotlights, click and turn integrated plug sockets, wine rack, centre island, wood effect tile flooring, UPVC double glazed sliding doors to rear, UPVC double glazed door to garage.

## Garage

16'9 x 14'11 (5.11m x 4.55m)

Power, lighting, tiled flooring, electric up and over garage door.

## First Floor

### Landing

21'7 x 6 (6.58m x 1.83m)

UPVC double glazed frosted window, central heating radiator, coving, loft access, storage cupboard, doors to four bedrooms and bathroom.

### Bedroom One

13'1 x 12'3 (3.99m x 3.73m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobes, door to en suite.

### En Suite

6'3 x 5'10 (1.91m x 1.78m)

UPVC double glazed frosted window, central heating radiator, three piece suite comprising of dual flush WC, direct feed rainfall shower enclosure, pedestal wash basin with traditional taps, tiled elevations, spotlights, tiled effect lino flooring.

### Bedroom Two

13'1 x 10'6 (3.99m x 3.20m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobes and dressing table.

### Bedroom Three

10'8 x 10'6 (3.25m x 3.20m)

UPVC double glazed window, central heating radiator, fitted wardrobes, coving.

### Bedroom Four

10'6 x 7'5 (3.20m x 2.26m)

UPVC double glazed window, central heating radiator, coving

### Bathroom

11'8 x 5'11 (3.56m x 1.80m)

UPVC double glazed frosted window, central heating radiator, four piece suite comprising of low basin WC, pedestal wash basin with traditional taps, panel bath with traditional taps, bidet, television point, spotlights, tiled effect lino flooring.

## External

## Front

Laid to lawn garden with bedding areas, gated double driveway, access to garage, private mooring.

## Rear

Laid to lawn garden with bedding areas, block paving.

