



- THREE BEDROOMED DETACHED
- FAMILY LOUNGE
- DINING ROOM
- CLOSE TO AMENITIES
- FREEHOLD
- FRONT & REAR GARDENS

- CUL-DE-SAC LOCATION
- FITTED KITCHEN
- SHOWER ROOM
- FANTASTIC TRANSPORT LINKS
- COUNCIL TAX C
- DRIVEWAY PARKING



## Property Description

**\*\* FAMILY BUYERS \*\* THREE BEDROOM DETACHED \*\* CLOSE TO DROYLSDEN CENTRE, SCHOOLS AND TRANSPORT CONNECTIONS \*\* CUL-DE-SAC LOCATION \*\* FRONT & REAR GARDENS \*\* DRIVEWAY \*\* FREEHOLD \*\*** Saltsman and Co Estate Agents are pleased to present this attractive three bedroom detached residence to the open market. Having been carefully maintained by its current owner, the property is offered in move in condition and provides an excellent opportunity for a buyer to personalise to their own taste. Ideally situated for convenient access to Droylsden Centre, well regarded schools, and excellent transport links, including the Manchester City Centre Metrolink and M60 motorway network, the location is both practical and desirable. The accommodation comprises a welcoming porch, a spacious lounge, fitted kitchen and dining area to the ground floor, with three bedrooms and shower room positioned on the first floor. Externally, the property features a low maintenance front garden with a lawned area and driveway providing off road parking, while the rear offers an enclosed family sized garden with a patio and artificial lawn. Additional benefits include uPVC double glazing and gas central heating throughout. Internal viewing is highly recommended to fully appreciate the potential of this lovely family home.

### **ENTRANCE HALL** 4'3 x 3'5

uPVC double glazed front entrance door opening into entrance hall. Laminate flooring, glass panel door opening to lounge.

### **LOUNGE** 19'4 x 12'0

uPVC double glazed window to the front elevation with radiator beneath. Laminate flooring, light and power points.

### **DINING ROOM** 10'2 x 8'3

uPVC double glazed patio doors providing access to the rear garden. Radiator, laminate flooring, light, and power points.

### **KITCHEN** 8'10 x 8'3

uPVC double glazed window to the rear elevation with stainless steel sink and drainer beneath. Fitted with a range of wall and base units with complimentary work surface over with inset four ring gas hob with oven beneath. Plumbing for washing machine and dishwasher. Space for free standing fridge freezer. Wall mounted boiler. Tiled to splash back areas, light, and power points.

### **LANDING**

Access to bedroom and bathroom.

### **BEDROOM ONE** 12'6 x 9'5

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

### **BEDROOM TWO** 13'0 x 7'9

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

### **BEDROOM THREE** 9'7 max x 8'9 max

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

### **SHOWER ROOM** 7'9 x 6'0

uPVC double glazed window to the rear elevation. Walkin double glass screen shower cubicle, low level wc and pedestal hand wash. Part tiled to walls, radiator, and light point.

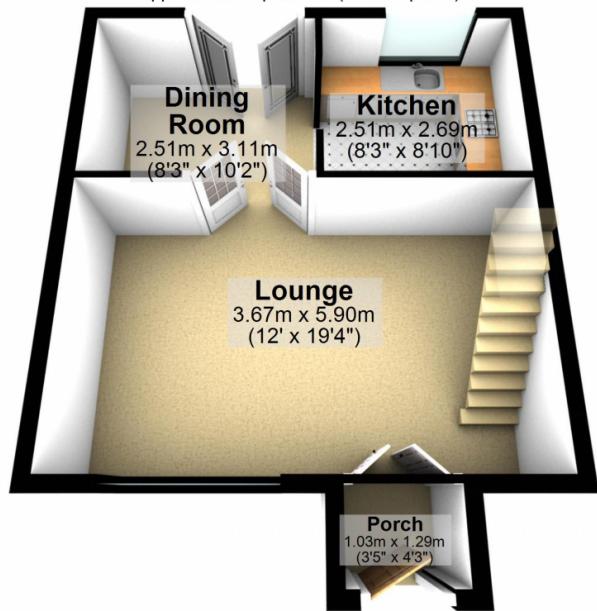
### **OUTSIDE**

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



## Ground Floor

Approx. 38.5 sq. metres (414.2 sq. feet)



## First Floor

Approx. 37.0 sq. metres (398.6 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.

