MCDERMOTT & CO

THE PROPERTY AGENTS

£365,000 Offers Over

2 Golden Road, Droylsden, Manchester, M43 6SU

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McDermott & Co are proud to present this beautifully presented three-bedroom semi-detached family home, occupying a desirable position on the sought-after Golden Road development in Droylsden.

Built circa 2021 and finished to a high standard throughout, this modern home offers stylish and versatile accommodation ideally suited to first-time buyers, young families and professionals alike. Ready to move straight into, the property combines contemporary design with practical family living.

The accommodation briefly comprises an entrance hallway, ground floor WC, spacious lounge and a modern kitchen/dining room with direct access to the rear garden. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom, whilst the second floor is dedicated to an impressive principal bedroom suite complete with en-suite shower room.

Hallway
10'6 x 6'11 (3.20m x 2.11m)
A bright entrance hallway with contemporary tiled flooring, fitted carpeting to the stairs, pendant lighting and neutral décor throughout.

Providing access to the ground floor accommodation, the hallway also benefits from a useful storage cupboard and creates a practical entrance to the home.

Lounge
16'7 x 9'10 (5.05m x 3.00m)
A bright lounge with a window to the front elevation and French doors leading to the rear garden, allowing plenty of natural light throughout.

Benefiting from tiled flooring, a radiator and pendant lighting, the room offers ample space for seating and is ideal for relaxing and entertaining.

Dining Kitchen
16'7 x 9'7 (5.05m x 2.92m)
A modern kitchen/dining room fitted with a range of wall and base units, complemented by wood-effect work surfaces and contemporary tiled flooring.

Integrated appliances include a double oven, gas hob with extractor hood above and stainless-steel sink and drainer unit. Dual-aspect windows to the front and side elevations provide plenty of natural light, whilst there is ample space for a dining table and chairs.

WC
5'9 x 3'3 (1.75m x 0.99m)
A modern ground floor WC fitted with a two-piece suite comprising a low-level WC and pedestal wash hand basin.

Benefiting from contemporary tiled flooring, partial wall tiling, a radiator and neutral décor throughout.

Stairs & Landing
7'10 x 6'11 (2.39m x 2.11m)
A staircase with fitted carpeting rises to the first-floor landing. Benefiting from neutral décor and ceiling lighting, the landing provides access to all first-floor accommodation.

The landing also benefits from a loft access hatch, providing useful additional storage space. A bright and practical area that complements the accommodation on offer.

Bedroom One
12'6 x 10'2 (3.81m x 3.10m)
A spacious double bedroom benefiting from a window to the front elevation, allowing plenty of natural light. The room features fitted carpeting, a radiator and pendant lighting.

Offering ample space for a double bed and additional furnishings, this bright and comfortable principal bedroom further benefits from a modern en-suite shower room.

En Suite
3'11 x 9'2 (1.19m x 2.79m)
A modern en-suite shower room fitted with a three-piece suite comprising a shower enclosure, pedestal wash hand basin and low-level WC.

Benefiting from contemporary tiled flooring, partial wall tiling, a radiator and neutral décor throughout, the room provides a bright and practical addition to the principal bedroom.

Bedroom Two
9'5 x 9'7 (2.87m x 2.92m)
A well-proportioned bedroom benefiting from dual-aspect windows to the front and side elevations, allowing plenty of natural light throughout. The room features fitted carpeting, a radiator and pendant lighting.

Bedroom Three
7'0 x 9'7 (2.13m x 2.92m)
A well-presented third bedroom benefiting from a window overlooking the rear elevation, allowing plenty of natural light throughout. The room features fitted carpeting, a radiator and pendant lighting.

Bathroom
5'7 x 6'11 (1.70m x 2.11m)
A modern family bathroom fitted with a three-piece suite comprising a panelled bath with shower attachment, pedestal wash hand basin and low-level WC.

Benefiting from part tiled walls, contemporary tiled flooring, a frosted window providing natural light and ventilation, and ceiling lighting. Beautifully presented throughout, this bright and practical bathroom is perfectly suited to everyday family living.

External
Occupying an attractive corner position within this modern residential development, the property enjoys excellent kerb appeal with a lawned frontage, established shrubs and a pathway leading to the entrance door.

To the side, a driveway provides off-road parking, whilst gated access leads to the rear garden.

The rear garden is fully enclosed and mainly laid to lawn, complemented by a paved patio area positioned directly off the French doors, creating the perfect space for outdoor dining and entertaining. Further benefits include timber boundary fencing, an external storage unit and a good degree of privacy.

A well-maintained outdoor space that perfectly complements the accommodation on offer and is ideal for modern family living.

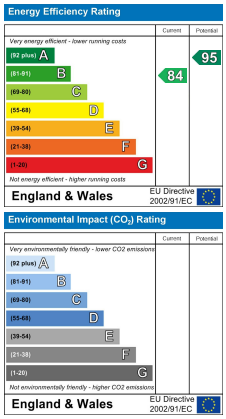
Tenure - Freehold
The property is listed as Freehold

Stamp Duty Land Tax
Residential property rates
You usually pay Stamp Duty Land Tax (SDLT) on increasing portions of the property price when you buy residential property, for example a house or flat.
The amount you pay depends on:
• when you bought the property
• how much you paid for it
• whether you're eligible for relief or an exemption
Rates for a single property
You pay SDLT at these rates if, after buying the property, it is the only residential property you own.

You will usually pay 5% on top of these rates if you own another residential property.

Rates from 1 April 2025
Property or lease premium or transfer value SDLT rate
Up to £125,000 Zero
The next £125,000 (the portion from £125,001 to £250,000) 2%
The next £675,000 (the portion from £250,001 to £925,000) 5%

Directions



98 Ashton Road East, Failsworth, Manchester, Greater Manchester, M35 9PR
Tel: 0161 688 8474 Email: hello@mcdpropertyagents.co.uk www.mcdpropertyagents.co.uk