MCDERMOTT & CO

THE PROPERTY AGENTS





£500,000 Offers Over

37 The Shires, Droylsden, Manchester, M43 7ER

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Occupying a desirable position within the highly sought-after The Shires development in Droylsden, McDermott & Co are proud to present this exceptional four-bedroom detached family home,

Beautifully presented throughout and finished to an outstanding standard, this impressive home offers spacious and versatile accommodation perfectly suited to modern family living. Thoughtfully upgraded by the current owners, the property combines stylish contemporary décor, high-quality fixtures and fittings, and a practical layout ideal for both everyday family life and entertaining.

The accommodation briefly comprises an impressive entrance hallway, spacious lounge, stunning open-plan dining room, contemporary open-plan kitchen/bar area, utility room, ground floor WC, four well-proportioned bedrooms, a luxurious en-suite shower room and a stunning contemporary shower room. Further benefits include air conditioning to all four bedrooms, electric blinds throughout, completed to a high standard of finish.

Entrance
3'10 x 3'10 (1.17m x 1.17m)

Lounge
15'9 x 11'8 (4.80m x 3.56m)
A spacious and beautifully presented lounge, flooded with natural light from the large front-facing window.

Benefiting from herringbone-style flooring, recessed spotlighting and contemporary décor throughout, the room features a modern electric fireplace with built-in display alcoves creating an attractive focal point.

The room also benefits from a feature staircase with glazed balustrading and double doors leading to the adjoining reception room. A bright and stylish living space, ideal for relaxing and entertaining.

Open Plan Dining room
8'10 x 12'10 (2.69m x 3.91m)
A bright and spacious open-plan dining room with bi-folding doors opening onto the rear garden, allowing plenty of natural light throughout.

Benefiting from herringbone-style flooring, contemporary upright radiators, recessed spotlighting and modern décor, the room offers ample space for a dining table and chairs. The bi-folding doors create a seamless connection to the patio and garden, making it ideal for family living and entertaining.

Open Plan Kitchen/Bar area
25'0 x 12'0 (7.62m x 3.66m)
A stunning open-plan kitchen and bar area fitted with a range of contemporary handleless wall and base units, complemented by marble-effect work surfaces and matching splashbacks.

A substantial central island incorporates an induction hob, inset sink with Quooker tap, breakfast bar seating and additional storage. Further benefits include integrated double ovens, wine cooler and full-height storage cupboards.

Benefiting from herringbone-style flooring, contemporary upright radiators and recessed spotlighting, the room enjoys a bright and spacious atmosphere throughout. Large bi-folding doors open onto the rear garden, flooding the space with natural light and creating the perfect area for modern family living and entertaining.

Utility
7'3 x 9'0 (2.21m x 2.74m)
A useful utility room fitted with contemporary base and wall units, complementary work surfaces and an inset sink unit.

Benefiting from space and plumbing for a washing machine and tumble dryer, recessed spotlighting and a window providing natural light. Finished to a high standard throughout, this practical space offers additional storage and laundry facilities, perfectly complementing the kitchen.

WC
2'7 x 5'3 (0.79m x 1.60m)
A modern ground floor WC situated just off the entrance hallway, fitted with a low-level WC and wash hand basin.

Benefiting from part tiled walls, a heated towel radiator, wood-effect flooring and a frosted window providing natural light and ventilation.

Stairs & Landing
5'2 x 9'10 (1.57m x 3.00m)
A contemporary staircase with fitted carpeting, oak handrails and glazed balustrades rises to the first-floor landing, creating an attractive feature within the home.

The landing benefits from fitted carpeting, neutral décor and ceiling lighting throughout, whilst providing access to all first-floor accommodation. A loft access hatch offers useful additional storage space.

Bedroom One
11'2 x 13'9 (3.40m x 4.19m)
A spacious principal bedroom enjoying plenty of natural light from the large front-facing window. Benefiting from wood-effect flooring, a radiator, contemporary ceiling light fitting and air conditioning, the room offers a bright and comfortable atmosphere throughout.

A range of fitted wardrobes, drawers and dressing units provides excellent built-in storage whilst maximising the available floor space. The generous proportions comfortably accommodate a double bed and additional bedroom furniture, creating a practical and stylish bedroom retreat.

En Suite
5'0 x 8'4 (1.52m x 2.54m)
A modern en-suite shower room fitted with a three-piece suite comprising a walk-in shower with rainfall shower, vanity wash hand basin with storage beneath and low-level WC.

Benefiting from contemporary full-height tiling, a heated towel radiator, recessed spotlighting and a frosted window providing natural light and ventilation.

Bedroom Two
8'6 x 13'9 (2.59m x 4.19m)
A spacious double bedroom benefiting from a large window overlooking the rear elevation, allowing plenty of natural light throughout. The room features fitted carpeting, recessed spotlighting, a radiator and air conditioning.

A range of fitted sliding wardrobes provides excellent storage whilst maximising the available floor space. Offering ample space for a double bed and additional furniture, this bright and beautifully presented bedroom is ideal for family members or guests.

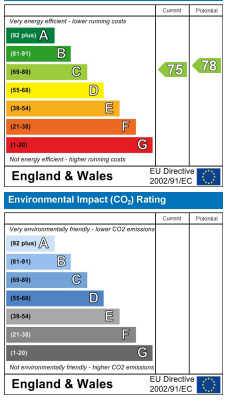
Bedroom Three
9'2 x 8'8 (2.79m x 2.64m)
A well-presented bedroom benefiting from a large window allowing plenty of natural light throughout. The room features fitted carpeting, recessed spotlighting, a radiator and air conditioning.

Currently utilised as a child's bedroom, the room offers space for a bed and additional furniture, making it ideal as a bedroom, nursery or home office.

Bedroom Four
8'6 x 9'1 (2.59m x 2.77m)
A well-presented bedroom benefiting from a large window overlooking the rear elevation, allowing plenty of natural light throughout. The room features fitted carpeting, recessed spotlighting and a radiator.

A range of fitted wardrobes, drawers and a built-in dressing table provide excellent storage whilst maximising the available floor space.

Directions



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