home estate agents

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Lees Park Way, Manchester, M43 7LU

Offers in the region of £270,000

Nestled in the desirable area of Lees Park Way, Droylsden, Manchester, this charming semi-detached house, built in 1997, presents an exceptional opportunity for families and commuters alike. With three well-proportioned bedrooms and a thoughtfully designed reception room, this home is beautifully maintained and presented throughout, ensuring a welcoming atmosphere for all who enter.

The property boasts a modern bathroom and a spacious driveway that accommodates parking for up to three vehicles, providing convenience for busy households. Its prime location offers easy access to a fantastic range of local amenities, including highly regarded primary and secondary schools, making it an ideal choice for families. Additionally, the excellent transport links, including the Manchester Metrolink network and the M60 motorway, ensure that commuting to the city and beyond is both straightforward and efficient.

For those who enjoy the outdoors, Debdale Park is just an 11-minute drive away. This larger park features scenic woodland trails, tranquil reservoirs, a boating lake, and a multi-activity outdoor centre, perfect for family outings and recreational activities.

Homes of this quality in such a sought-after family location rarely remain on the market for long. Therefore, early viewing is highly recommended to fully appreciate the standard of accommodation on offer. This impressive property represents a remarkable opportunity for buyers seeking a high-quality family home in brilliant condition. Don't miss your chance to make this delightful house your new home.







GROUND FLOOR

Hall
7'9" x 4'7" (2.37m x 1.40m)
Main entrance with stairs leading up & door leading to the living room

Living Room / dining room
23'3" x 10'0" (7.08m x 3.04m)
Window to front, radiator, open plan living room / dining room with electric fire / fireplace. patio doors leading into the garden.

Closet
5'9" x 2'11" (1.75m x 0.89m)
understairs storage

Kitchen
8'11" x 7'3" (2.72m x 2.21m)
Window to rear. u shape kitchen. Kitchen is made up of base & top cupboards. 4 gas ring bosh hob, 2 Belling ovens + grill electric. integrated fridge freezer. boiler located here too and is 10 years old, fully serviced

FIRST FLOOR

Landing
9'5" x 6'5" (2.86m x 1.96m)
Window to side, good size open landing

Bedroom 1
12'0" x 8'2" (3.65m x 2.48m)
Window to front, radiator, Fully fitted wardrobes / vanity table

Bedroom 2
10'11" x 8'2" (3.33m x 2.48m)
Window to rear, radiator,

Bedroom 3
7'9" x 6'5" (2.37m x 1.96m)
Window to front, Storage cupboard, radiator,

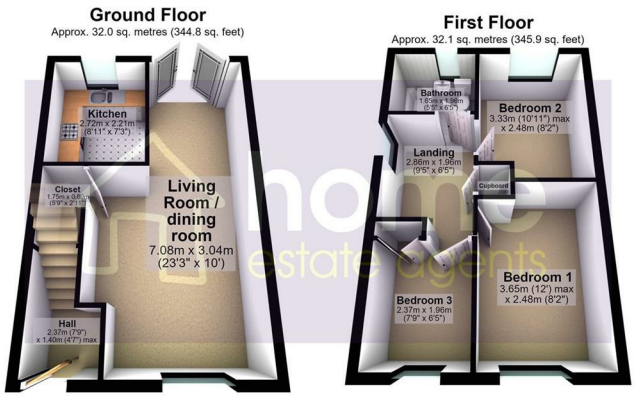
Bathroom
5'5" x 6'5" (1.65m x 1.96m)
Window to rear, 3 piece bathroom with bath over shower, sink basin & toilet

Cupboard
2'3" x 2'3" (0.69m x 0.68m)
storage

DISCLAIMER
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and 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.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Total area: approx. 64.2 sq. metres (690.8 sq. feet)







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