



Robertsons Way
Manchester, M43 6UW

Offers over £399,950



There's no agent like home

Selling a superbly presented three-bedroom semi-detached property offering spacious accommodation set over three floors. Ideally located on a highly sought-after development in Droylsden, this stylish modern home was constructed in 2023 to an excellent specification, providing the perfect blend of contemporary design, comfort, and energy efficiency.

Residents can take advantage of canalside walks on the doorstep, while remaining within easy reach of local amenities. The property is perfectly positioned for families and professionals alike, with Audenshaw Park, schools, Droylsden town centre, and the Metrolink all nearby, as well as The Snipe Retail Park just a short drive away for a range of shopping and leisure facilities.

Internally, the accommodation has been thoughtfully designed for modern living. The ground floor features an inviting entrance hall, a bright and comfortable lounge, and a stylish kitchen/diner fitted with French doors opening onto the rear garden, creating a perfect space for entertaining or relaxing. A useful utility room with a WC complete this level.

The first floor offers two generous bedrooms and a modern family bathroom, while the top floor is dedicated to a stunning master suite, boasting a spacious bedroom and a contemporary en-suite shower room for added privacy.

Externally, the home benefits from a double driveway providing off-road parking to the front and a good-sized enclosed garden to the rear, complete with a paved patio area and lawn – ideal for outdoor dining, children's play, or simply enjoying the sunshine.

The current owners are purchasing a new build property, making this an excellent opportunity for a smooth and straightforward move.

This is a truly beautiful family home offering stylish, low-maintenance living in a highly convenient and desirable location – ready to move straight into with nothing to do but unpack and enjoy.



GROUND FLOOR

Hall

Door to front, stairs leading to first floor, Karndean flooring, door leading to:

Lounge 13'8" x 10'11" (4.17m x 3.33m)

Double glazed window to front, radiator, Karndean flooring, door leading to:

Kitchen/Diner 10'10" x 14'0" (3.29m x 4.26m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, space for fridge/freezer, built-in eye level double oven, built-in hob with extractor hood over, double glazed window to rear, radiator, door to storage cupboard, double glazed French doors opening out to rear garden, Karndean flooring, door leading to:

Utility Room 5'7" x 6'11" (1.70m x 2.12m)

Fitted with matching base units with worktop space over, inset sink, plumbing for washing machine, radiator, low-level WC, Karndean flooring.

FIRST FLOOR

Landing

Radiator, doors leading to:

Bedroom 2 9'3" x 14'0" (2.83m x 4.26m)

Double glazed window to rear, radiator.

Bedroom 3 11'7" x 6'11" (3.54m x 2.12m)

Double glazed window to front, radiator.

Bathroom 7'2" x 6'11" (2.18m x 2.12m)

Three piece suite comprising panelled bath, pedestal and low-level WC, half tiled walls.

Landing

Double glazed window to front, radiator, stairs leading to second floor.

SECOND FLOOR

Master Bedroom 18'3" x 14'0" (5.55m x 4.26m)

Double glazed window to front, double glazed window to rear, double wardrobe, radiator, door leading to:

En-suite Shower Room

Three piece suite comprising shower area, pedestal wash hand basin and low-level WC tiled walls, double glazed window to rear.

OUTSIDE

Double driveway to the front of the property. Enclosed garden to the rear with paved patio area and lawn. Gated access down the side.

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. 98.5 sq. metres (1060.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC