

# DAWSONS

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## Preserve Avenue, Droylsden, Manchester, M43 6UN

This stylishly presented modern three-bedroom semi-detached property has been maintained to a particularly high standard and comes to the market in excellent condition throughout.

With a residue of its original 10-year NHBC Warranty, the property is ideally suited to those looking for a turnkey house and is situated in a popular development with excellent commuter links to Manchester City Centre.

**Offers Over £350,000**



**CHARTERED SURVEYORS, ESTATE AGENTS  
& PROPERTY MANAGEMENT SPECIALISTS**



# Preserve Avenue, Droylsden, Manchester, M43 6UN

- Superbly Presented Modern Three-Bedroom Semi-Detached
- Pleasing Sized Fully Enclosed Rear Garden
- Excellent Commuter Links to Manchester City Centre
- Internal Inspection Highly Recommended
- Residue of 10-Year NHBC Warranty
- Master Bedroom with En-Suite
- Well Placed For Local Amenities
- Double-Width Driveway
- Popular Residential Estate
- Good Motorway Connectivity

## The Accommodation Briefly Comprises:

Entrance hallway, living room, inner hallway with cloaks/wc, dining kitchen with integrated appliances and French doors onto the rear garden. To the first floor there are three well-proportioned bedrooms (Master with en-suite shower room), family bathroom/wc.

Externally, there is a double-width driveway to the front of the property whilst the fully-enclosed rear garden is paved with AstroTurf sections for ease of maintenance.

Local amenities can be found in the nearby town centres of Droylsden, Denton and Ashton-Under-Lyne and Manchester City Centre being within easy reach. The property has good accessibility to Junction 23 of the M60 on the Ashton Moss development which provides road access throughout the North West. Several local junior and high schools are also within easy reach.

## The Accommodation In Detail Comprises:

### GROUND FLOOR

#### Entrance Hallway

Double-glazed composite style security door, small built-in storage cupboard, central heating radiator.

#### Living Room

13'11 x 12'1 reducing to 8'10 (4.24m x 3.68m reducing to 2.69m)  
uPVC double-glazed window, central heating radiator.

#### Inner Hallway

Built-in understairs storage cupboard, cloaks/wc.

#### Cloaks/WC

Low-level WC, pedestal wash hand basin, central heating radiator.

#### Dining Kitchen

15'6 x 9'4 (4.72m x 2.84m)  
Single drainer sink unit with a range of modern wall and floor mounted units, built-in oven, four-ring gas hob with extractor unit over, integrated fridge-freezer, integrated dishwasher, plumbing for automatic washing machine/dryer, recess spotlights, uPVC double-glazed window and French doors, central heating radiator.

### FIRST FLOOR

#### Landing

#### Bedroom 1

11'2 x 12'0 maximum (3.40m x 3.66m maximum )  
Irregular shaped room, uPVC double-glazed window, central heating radiator.

#### En-Suite

Shower cubicle, pedestal wash hand basin, low-level WC, fully tiled, recess spotlights, uPVC double-glazed window, heated chrome towel rail/radiator.

#### Bedroom 2

10'10 x 8'8 (3.30m x 2.64m)  
uPVC double-glazed window, central heating radiator.

#### Bedroom 3

11'6 reducing to 10'10 x 6'7 (3.51m reducing to 3.30m x 2.01m)  
uPVC double-glazed window, central heating radiator.

#### Bathroom/WC

Modern white suite having panel bath with shower over, pedestal wash hand basin, low-level WC, fully tiled, recess spotlights, heated chrome towel rail/radiator.

#### EXTERNAL

Externally, there is a tarmac double-width driveway to the front of the property providing off-road vehicular parking.

The fully enclosed rear garden has a good size flagged patio area with further AstroTurf section making the property easily maintainable.

#### TENURE

Tenure is Freehold - Solicitors to confirm.

#### COUNCIL TAX

Council Tax Band "C".

#### VIEWINGS

Strictly by appointment with the Agents.

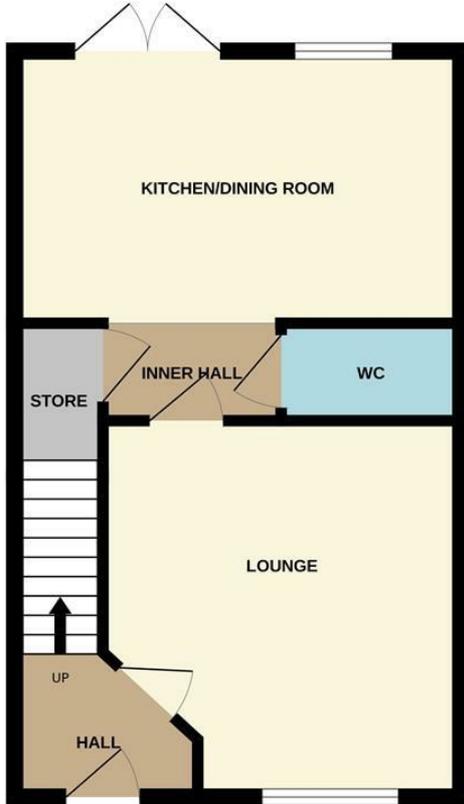


## Directions

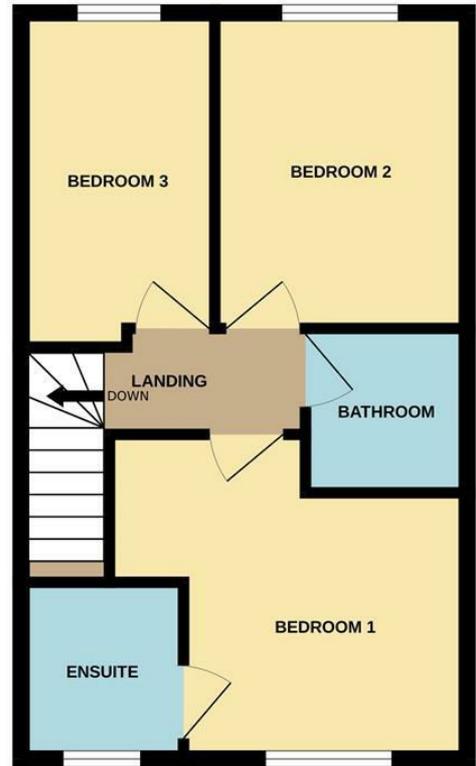


# Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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