



## 61 Dawlish Avenue

Droylsden, Manchester, M43 6WD

£260,000



# 61 Dawlish Avenue

Droylsden, Manchester, M43 6WD

£260,000



## Entrance Hall

A welcoming entrance hall featuring Karndean-style laminate flooring, installed approximately 7 months ago, continuing through the downstairs accommodation to create a modern and cohesive finish.

The hallway also benefits from useful under stairs open storage, providing a practical space for everyday items while helping to keep the home organised and clutter-free.

## Lounge/Diner

18'4" x 10'4" (5.60 x 3.17m)

A stylish and well-presented living space featuring high-quality Karndean-style laminate flooring, offering durability

The focal point of the room is a charming multi-fuel fire, installed around 3 years ago, set within a characterful brick fireplace and complemented by a wood-effect beam, creating a warm and inviting atmosphere.

The room further benefits from double glazing (approximately 5 years old) and impressive bi-fold doors to the rear, allowing an abundance of natural light to flow through while providing seamless access onto the garden—ideal for indoor/outdoor living and entertaining.

## Kitchen

18'7" x 6'1" (5.67 x 1.86m)

A beautifully presented bespoke kitchen, installed approximately 3 years ago, finished to a high standard with a modern and functional design.

The kitchen features a range of fitted units with integrated appliances including a fridge freezer and dishwasher, alongside a 1.5 bowl sink offering both

practicality and style. The space is well laid out, providing ample storage and worktop space, making it ideal for everyday living.

## Landing

The landing provides access to all first-floor accommodation and also benefits from loft access. The loft is partially boarded, offering useful additional storage space.

## Master Bedroom

19'6" x 9'3" (5.95 x 2.82m)

A spacious double master bedroom featuring a charming bay window, allowing plenty of natural light to fill the room and enhancing the sense of space.

The room is well presented and offers ample space for furnishings, with fitted blinds to the bay window included in the sale, adding both convenience and a stylish finish.

## Bedroom Two

10'2" x 8'2" m (3.10 x 2.49 m)

A well-proportioned second double bedroom featuring a large window that allows for plenty of natural light, creating a bright and airy feel.

The room offers ample space for bedroom furnishings and benefits from fitted blinds, which are included in the sale.

## Bedroom Three

9'6" x 6'7" (2.91 x 2.02m)

A single bedroom located to the rear of the property, offering a quiet and private outlook.

Ideal as a child's bedroom, home office, or dressing room, the space is well presented and benefits from natural light.

## Bathroom

A well-presented three-piece bathroom suite comprising a bath with rain shower over and fitted shower screen, low-level WC, and wash hand basin.

The space is finished with tiled flooring, offering a modern and easy-to-maintain finish.

## Garden

A low-maintenance rear garden designed for easy upkeep, featuring a patio seating area ideal for outdoor dining and entertaining, alongside artificial grass providing year-round greenery.

The garden is well enclosed with secure fencing, offering both privacy and safety, and also benefits from a useful shed which is included in the sale.



## Road Map



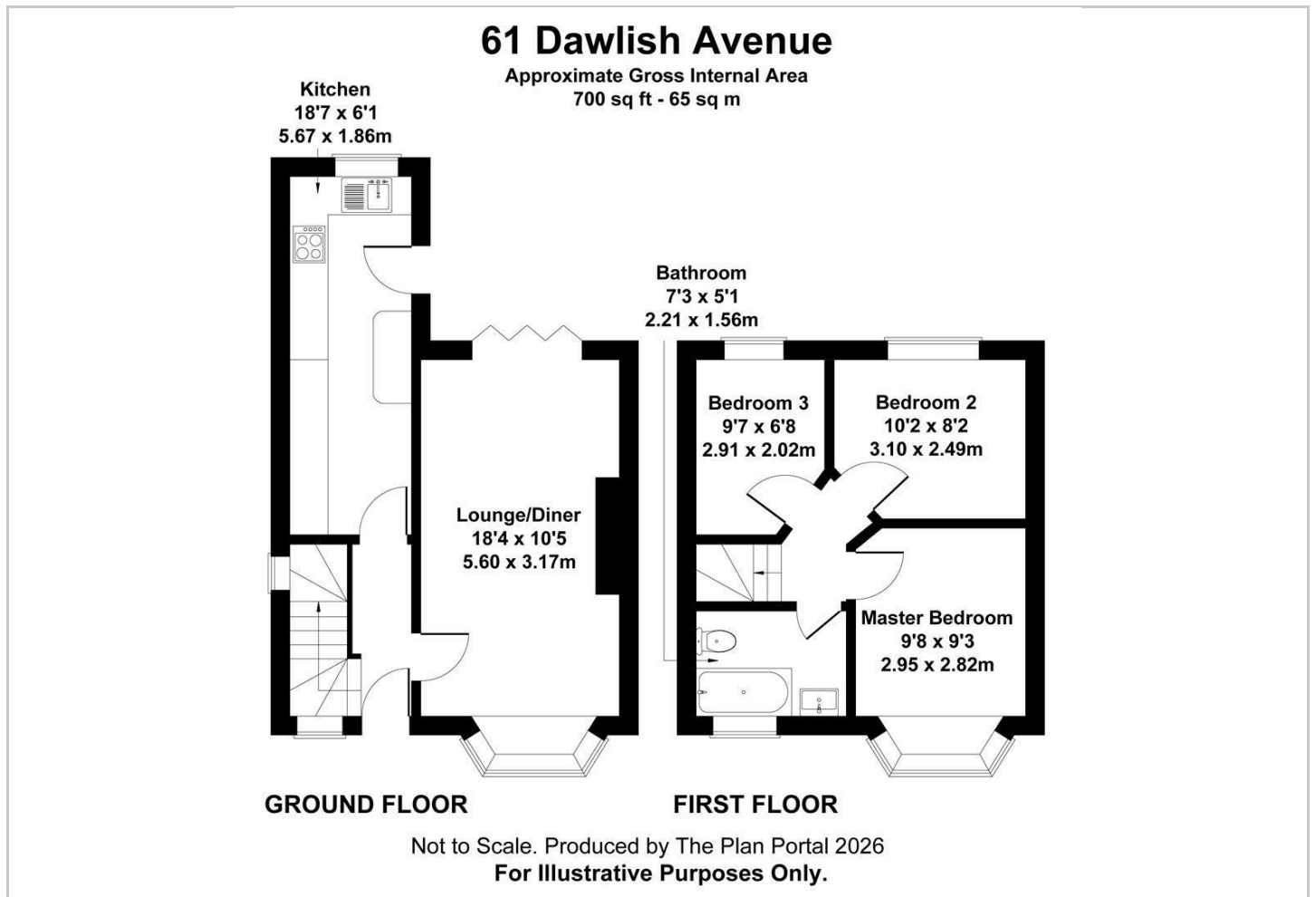
## Hybrid Map



## Terrain Map



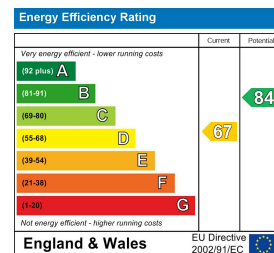
## Floor Plan



## Viewing

Please contact our Let n Sell Office on 01925 949027 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.