



PETER  
ANTHONY  
EST 1986

Preserve Avenue, Droylsden,  
Manchester, M43 6UN

Asking Price: £350,000

Fantastic Property  
Modern Three Bed Semi-Detached  
Two Bathrooms  
Off Road Parking With EV Charger  
Well Presented Rear Garden  
Freehold  
Highly Sought After Location  
Viewing Advised



Nestled in a sought-after location, this stunning semi-detached house offers a contemporary living experience.

Boasting 3 bedrooms and 2 bathrooms spread across 770 sq ft, this property is the epitome of modern living. The house is flooded with natural light, creating a bright and inviting atmosphere throughout.

The stylish interior features sleek finishes and high-quality fittings, ensuring a comfortable and luxurious lifestyle. Outside, the property benefits from a well-maintained garden and off-street parking, adding convenience to everyday living. With its convenient location and modern amenities, this property presents an ideal opportunity for those seeking a stylish and practical home.

Don't miss the chance to make this beautiful house

your own. Contact us today to arrange a viewing.

#### Ground Floor

##### Entrance Hall:

Composite door to front elevation, ceiling light point and radiator.

##### Living Room:

13'9" x 12' (4.2m x 3.66m):

uPVC double glazed window to front elevation, vinyl flooring, ceiling light point and radiator.

##### Kitchen/Diner:

15'5" x 9'4" (4.7m x 2.84m):

uPVC double glazed window and patio door to rear elevation, vinyl flooring, recessed ceiling spotlights, radiator, a range of base and wall units with roll top work-surface, sink with drainer and mixer tap, four ring gas hob with extractor above, integrated double electric oven and slim line dishwasher.

##### WC:

Vinyl flooring, ceiling light point, radiator, low level wc and pedestal hand wash basin.

#### First Floor

##### Bedroom One:

11'1" x 9'8" (3.38m x 2.95m):

uPVC double glazed window to front elevation, vinyl flooring, ceiling light point and radiator.

**En-Suite Shower Room:**

5'9" x 5'5" (1.75m x 1.65m):

uPVC double glazed window to front elevation, tiled flooring, floor to ceiling tiled walls, recessed ceiling spotlights, chrome heated towel rail, low level wc, pedestal hand wash basin and shower cubicle with thermostatic mixer shower.

**Bedroom Two:**

10'9" x 8'8" (3.28m x 2.64m):

uPVC double glazed window to rear elevation, vinyl flooring, ceiling light point and radiator.

**Bedroom Three:**

11'6" x 6'8" (3.5m x 2.03m):

uPVC double glazed window to rear elevation, vinyl flooring, ceiling light point and radiator.

**Bathroom:**

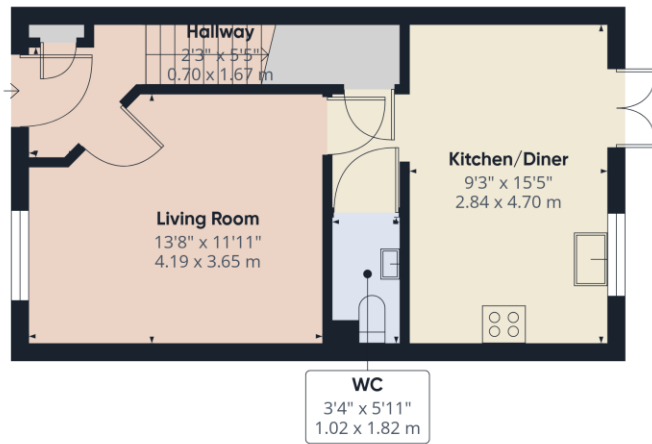
6'7" x 5'6" (2m x 1.68m):

Recessed ceiling spotlights, tiled flooring, chrome heated towel rail, low level wc, pedestal hand wash basin, panelled bath with thermostatic mixer shower and glass shower screen.

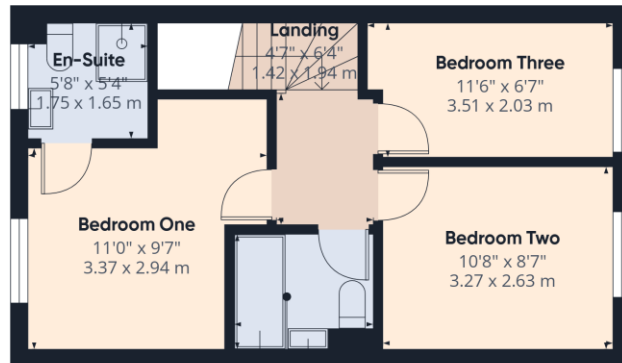
**Externally:**

Tarmac driveway, flower bed and EV charging point to front of property. Enclosed rear garden with flag paved patio and artificial grass lawn.





Ground Floor



Floor 1



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Approximate total area<sup>(1)</sup>  
769 ft<sup>2</sup>  
71.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

### COUNCIL TAX BAND

Tax band C

### TENURE

Freehold

### LOCAL AUTHORITY

Tameside Council

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements