



MY PROPERTY CLUB

 **MY PROPERTY CLUB**  
66 Hyde Road, Denton,  
Manchester M34 3AG

 0161 850 9730

 mypropertyclub.co.uk



## 35 Boothdale Drive

, Audenshaw, M34 5JU

**Offers in the region of £165,000**

Welcome to this charming two-bedroom ground floor apartment located on Boothdale Drive in the desirable area of Audenshaw. This modern new build, completed in 2012, offers a generous living space of 710 square feet, making it an ideal choice for individuals or small families seeking comfort and convenience.

As you enter the property, you are greeted by a spacious entrance hall that features ample storage, ensuring that your living space remains tidy and organised. The apartment boasts two well-proportioned bedrooms with the master bedroom benefiting from an ensuite bathroom, providing a private retreat for relaxation.

The open plan living area seamlessly combines the kitchen and lounge, creating a warm and inviting atmosphere perfect for entertaining guests or enjoying quiet evenings at home. The design maximises natural light, enhancing the overall appeal of the space.

Situated in a tranquil location, this property offers easy access to the Fallowfield Loop, making it perfect for those who enjoy outdoor activities. Additionally, Fairfield Golf Club is nearby for golf enthusiasts, while Fairfield Railway Station is conveniently located, allowing you to reach Piccadilly in under ten minutes.

For your convenience, the apartment also includes a private parking space, ensuring that you have a secure place for your vehicle.

This property is a wonderful opportunity for anyone looking to settle in a peaceful yet accessible area. To arrange a viewing and experience all that this lovely apartment has to offer, please contact My Property Club.

### Viewing

Please contact our My Property Club Office on 0161 850 9730 if you wish to arrange a viewing appointment for this property or require further information.

- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- TWO BATHROOMS
- PARKING SPACE
- GREAT LOCATION



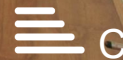
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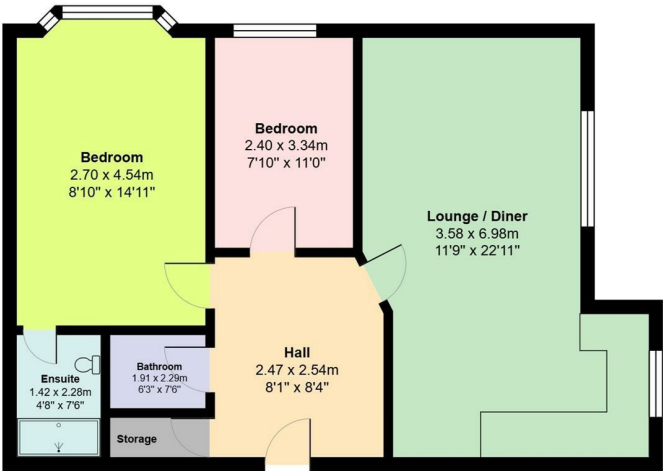
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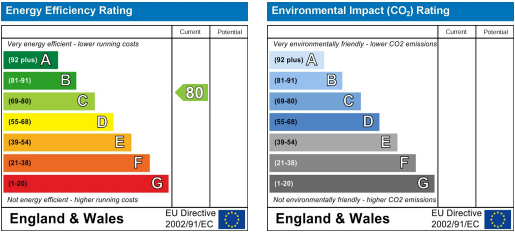
Floor Plan



Area Map



Energy Efficiency Graph



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66 Hyde Road, Denton, Manchester, M34 3AG  
Tel: 0161 850 9730 Email: sales@mypropertyclub.co.uk