



# 19 Leech Brook Close

Audenshaw, Manchester, M34 5PL

**Offers over £260,000**

Located in a desirable development Leech Brook Close, Audenshaw, this charming three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Set in a generous corner plot, the property boasts ample off-road parking, making it an ideal choice for families and professionals alike.

Upon entering, you will be greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The well-presented décor throughout the home enhances its appeal, ensuring that it is ready for you to move in without the need for any immediate renovations. The modern kitchen is a highlight, equipped with contemporary fittings that cater to all your culinary needs. Additionally, the stylish shower room adds a touch of luxury to your daily routine.

One of the standout features of this property is the delightful conservatory, which offers a tranquil space to enjoy the natural light, making it an excellent spot for unwinding or hosting gatherings.

The location is particularly advantageous, with well-regarded schools offering both primary and secondary education nearby, excellent transport links, and a wealth of local amenities just a stone's throw away. This makes it an ideal setting for families looking to settle in a vibrant community.

Internal viewing is essential to fully appreciate the charm and potential of this lovely home. Do not miss the opportunity to make this property your own.

## 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.

- Three bedroom corner plot semi detached
- Popular residential area
- Sought after estate
- Close to local amenities
- Highly regarded schools
- Excellent transport links



