



MY PROPERTY CLUB

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

 0161 850 9730

 [mypropertyclub.co.uk](http://mypropertyclub.co.uk)



## 1 Yew Street

Audenshaw, Manchester, M34 5AT

**£200,000**

Nestled in the tranquil residential area of Yew Street, Audenshaw, Manchester, this stunning two-bedroom semi-detached house offers a perfect blend of comfort and convenience. The property is ideally situated close to a variety of local amenities, including reputable primary and secondary schools, independent shops, parks, and supermarkets. For those who enjoy dining out, a selection of bars and restaurants is also within easy reach. The nearby M67 motorway provides swift access to Manchester City Centre, while excellent public transport links, including bus and tram routes, ensure that all key locations in Greater Manchester are easily accessible.

As a corner plot, this home benefits from additional land space, enhancing its appeal. Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious living room, perfect for relaxation. The modern fitted kitchen is a highlight, featuring integrated appliances and ample dining space, making it an ideal spot for family meals. French Doors open from the kitchen to the rear garden, door from kitchen leads to a utility room, the single detached garage, which has been expertly converted into a hairdressing salon.

The first floor comprises two generously sized double bedrooms, both well-maintained and inviting. The bathroom is equally impressive, with a separate WC conveniently located next door, allowing for ease of use.

Externally, the property boasts a large driveway accommodating multiple vehicles, ensuring ample parking for residents and guests. The front garden offers a sense of privacy, set back from the street, while the expansive rear garden is a true gem. Mainly laid to lawn, it features additional flagged areas perfect for seating, barbecues, and family gatherings, providing a safe and enjoyable outdoor space.

Contact My Property Club on 0161-850-9730 to arrange a viewing

### 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.

- TWO DOUBLE BEDROOMS
- LARGE DRIVEWAY
- CORNER PLOT
- LARGE GARDEN
- NO WORK NEEDED



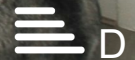
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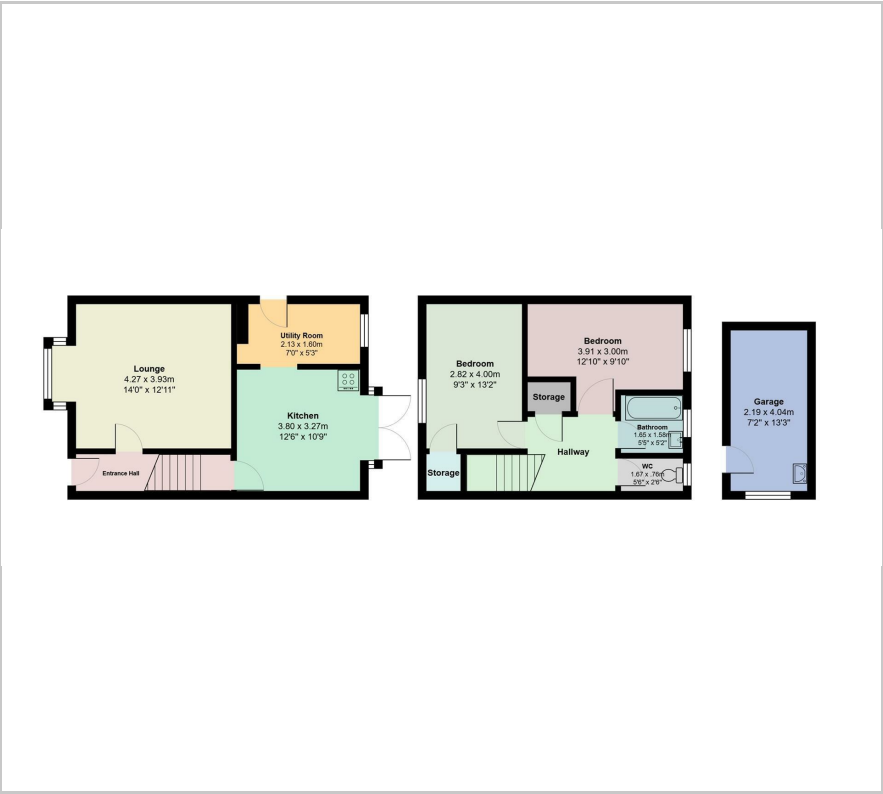
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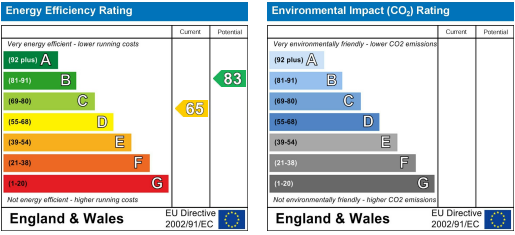
Floor Plan



Area Map



Energy Efficiency Graph



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