



MY PROPERTY CLUB

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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.

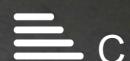
The location is particularly advantageous, with well-regarded schools offering both primary and secondary education nearby, excellent transport links, and a wealth of local amenities just a stone's throw away. This makes it an ideal setting for families looking to settle in a vibrant community.

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



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(68-80)	C		
(55-68)	D	69	74
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	



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