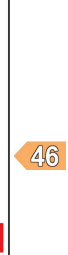




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Manchester Road, Audenshaw, M34 5PX

Offers Over £300,000

A GORGEOUS FAMILY HOME LOCATED ON THE CANALSIDE

Situated on Manchester Road in the sought after area of Audenshaw, this immaculately presented semi-detached house offers an ideal home for a small family. Spanning an impressive 857 square feet, the property boasts two inviting reception rooms, three well proportioned bedrooms, and a modern bathroom, ensuring ample space for comfortable living. The loft which is boarded and has a ladder fitted has the potential to be converted into a dormer attic room.

One of the standout features of this delightful home is its generous rear South facing garden, which backs onto the tranquil Ashton canal, providing a serene outdoor space perfect for relaxation and family gatherings. The rear garden space can also be used as additional parking space. The location is particularly appealing for families, with several reputable schools nearby, including Fairfield Girls School, Audenshaw Boys School, and Aldwyn and Audenshaw Primary Schools, making it an excellent choice for those with children.

For those who commute, the property benefits from fantastic transport connections, with a nearby tram stop and easy access to motorway networks, ensuring that both Manchester city centre and surrounding areas are within easy reach.

Internally, the house is beautifully finished, allowing prospective buyers to move straight in without the need for any immediate renovations. This property truly represents a wonderful opportunity to acquire a lovely family home in a desirable location. Don't miss the chance to make this charming residence your own.

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Manchester Road, Audenshaw, M34 5PX

Offers Over £300,000

 3  1  2  E

- South Facing Rear Garden
 - Drive For Off Road Parking
 - Sought After Location
 - Close Proximity To Major Commuter Routes
- Council Tax Band C
 - Viewing Essential
 - Ideal Family Home
- EPC Rating E
 - Abundance Of Indoor And Outdoor Space
 - Easy Access To Local Amenities

Ground Floor

Entrance (Side Elevation)

Hard wood double glazed frosted leaded stained glass door to hallway.

Hallway

5'2 x 3' (1.57m x 0.91m)

Central heating radiator, stairs to second floor, doors to reception room one and reception room two.

Reception Room One

14' x 12' (4.27m x 3.66m)

UPVC double glazed box bay window, two central heating radiators, coving, integrated speakers, wall inset remote fire and television point.

Reception Room Two

15'2 x 14'1 (4.62m x 4.29m)

UPVC double glazed window, central heating radiator, television point, door to WC and open access to kitchen.

WC

Two Piece suite, dual flush WC, vanity top wash basin with mixer tap and tiled splash back.

Kitchen

11'6 x 6'9 (3.51m x 2.06m)

Two UPVC double glazed windows, central heating radiator, range of high gloss wall and base units, laminate work tops, integrated oven, four ring electric hob, glass splash back, extractor hood, stainless steel sink and drainer with mixer tap, enclosed boiler, integrated washing machine, dishwasher and fridge freezer, spotlights, tiled effect flooring and UPVC double glazed door to rear.

First Floor

Landing

Loft access, smoke alarm, doors to three bedrooms and bathroom.

Loft

Velux window, boarded and ladder fitted with potential to convert it to a dormer attic room.

Bedroom One

14'1 x 11'11 (4.29m x 3.63m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10'4 x 7'8 (3.15m x 2.34m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10'4 x 5'11 (3.15m x 1.80m)

UPVC double glazed window, central heating radiator and wood laminate flooring.



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