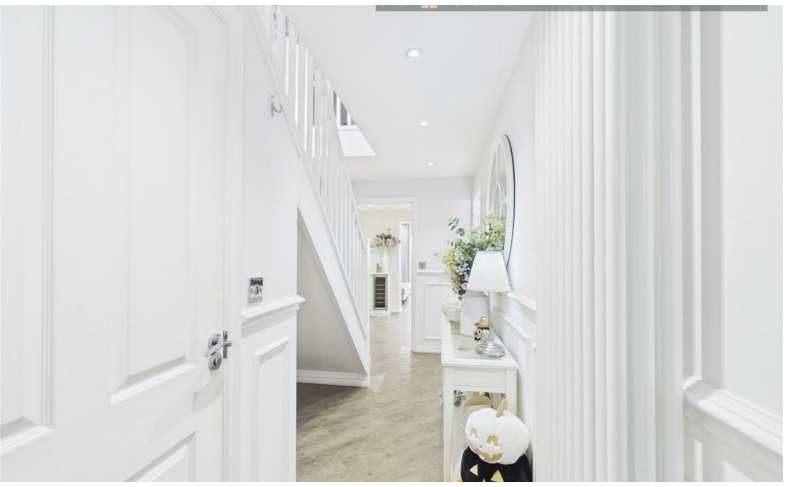
MCDERMOTT & CO

THE PROPERTY AGENTS





£550,000

4 Woodhouses Avenue, Audenshaw, Manchester, M34 5YR

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McDermott & Co are proud to present this stunning four-bedroom extended detached family home, occupying a sought-after position on Woodhouses Avenue, Audenshaw. Offering approximately 1,584 sq ft of stylish and versatile accommodation, this impressive home has been finished to an exceptional standard throughout and is ideally suited to modern family living.

Internally briefly comprising a welcoming entrance hallway, spacious lounge with feature bay window, stunning open-plan kitchen, dining and family room, utility room, ground floor WC and a versatile playroom/snug. To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes and en suite shower room, together with a contemporary family bathroom and additional dressing room/bedroom four.

A particular feature of the property is the superb open-plan living space, creating the perfect hub for family life and entertaining. The home is further enhanced by high-quality fixtures and fittings, integrated Neff

Entrance Hallway
15'6 x 3'6 (4.72m x 1.07m)
An impressive and beautifully presented entrance hallway featuring wood-effect LTV flooring, contemporary wall panelling, recessed spot lighting and a staircase rising to the first floor with white spindle balustrading. Benefiting from a useful understairs storage area, radiator and neutral décor throughout, the hallway provides access to the principal ground-floor accommodation and creates an excellent first impression of the home. Bright and stylish throughout, the space reflects the high standard of presentation found across the property.

Ground Floor WC
5'6 x 2'9 (1.68m x 0.84m)
A contemporary ground floor WC fitted with a low-level WC and pedestal wash hand basin. Complemented by wood-effect LTV flooring, full-height textured wall tiling, a radiator and a frosted window providing natural light and ventilation. Beautifully presented throughout, this stylish and practical facility is conveniently positioned off the entrance hallway.

Lounge
17'4 x 10'5 (5.28m x 3.18m)
A stunning and beautifully presented lounge featuring a front-facing bay window with plantation shutters, allowing an abundance of natural light. Benefiting from fitted carpeting, contemporary wall panelling, two decorative chandelier-style light fittings and a modern vertical radiator, the room offers ample space for a range of lounge furniture.

Finished to an exceptional standard throughout, the room enjoys a bright and elegant feel, enhanced by neutral décor and high-quality finishes. Glazed double doors lead through to the dining kitchen, creating an excellent flow for modern family living and entertaining. A superb principal reception room and a particular feature of the home.

Kitchen
9'9 x 27'5 (2.97m x 8.36m)
A stunning open-plan kitchen / dining / family room fitted with a comprehensive range of contemporary shaker-style wall and base units, complemented by quartz work surfaces and a feature quartz central island with breakfast bar seating and additional storage. A particular feature of the kitchen is the range of integrated Neff appliances, including a double oven, built-in microwave and dishwasher there is also a wine cooler and a Belfast sink.

Benefiting from wood-effect LTV flooring, recessed spot lighting and a rear-facing window with plantation shutters, the room enjoys an abundance of natural light throughout. The generous proportions provide ample space for family dining and informal seating, creating the true heart of the home.

Open access leads through to the dining area, whilst the contemporary layout is ideally suited to modern family living and entertaining. Beautifully presented throughout, this impressive space combines practicality, style and high-quality fixtures and fittings.

Dining Room
11'9 x 18'8 (3.58m x 5.69m)
A stunning and beautifully appointed dining room / family room, forming the heart of the home and enjoying an abundance of natural light from a striking roof lantern and extensive glazing overlooking the rear garden. Benefiting from wood-effect LTV flooring, recessed spot lighting, a feature chandelier and contemporary décor throughout, the room provides ample space for a large dining table and additional seating.

A particular feature is the stylish wall-mounted ethanol fire, creating an impressive focal point and adding warmth and ambience to this superb entertaining space. Large glazed doors open directly onto the rear terrace and garden, creating a seamless connection between indoor and outdoor living.

Beautifully presented throughout, this exceptional room is ideal for family gatherings, formal dining and entertaining alike.

Utility
8'2 x 5'8 (2.49m x 1.73m)
A useful and well-appointed utility room fitted with a range of contemporary high-gloss wall and base units complemented by contrasting work surfaces. Providing space and plumbing for both a washing machine and tumble dryer, the room offers excellent additional storage and workspace.

Further benefits include LTV flooring, under-unit lighting and housing the Ideal boiler, whilst the practical layout creates an ideal laundry and storage area, separate from the main kitchen. Beautifully presented throughout, this functional room complements the high standard of accommodation on offer.

Play Room / Snug
8'6 x 9'6 (2.59m x 2.90m)
A versatile playroom / snug featuring a front-facing window with plantation shutters allowing plenty of natural light. Benefiting from fitted carpeting, recessed spot lighting and a radiator, the room provides flexible accommodation to suit a variety of requirements.

Currently utilised as a playroom, the space is equally suited as a snug, home office, nursery or hobby room. A bright and adaptable room providing valuable additional living space for modern family life.

First Floor Landing
15'8 x 6'5 (4.78m x 1.96m)
A spacious and beautifully presented galleried landing featuring fitted carpeting, contemporary wall panelling, recessed spot lighting and a striking chandelier-style light fitting over the stairwell. Benefiting from a useful built-in storage cupboard and loft access, the landing provides access to all first-floor accommodation.

Flooded with natural light from the feature stairwell window, this elegant space creates an impressive focal point and complements the high standard of finish found throughout the home.

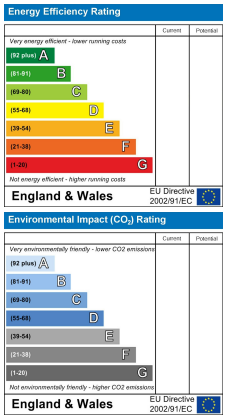
Master Bedroom
9'11 x 13'11 (3.02m x 4.24m)
A spacious and beautifully presented principal bedroom featuring a rear-facing window with plantation shutters allowing plenty of natural light. Benefiting from fitted carpeting, recessed spot lighting, a decorative ceiling light fitting and a radiator, the room offers ample space for a king-size bed and additional bedroom furniture.

A particular feature is the range of fitted wardrobes, providing excellent storage. Finished in neutral tones throughout, this elegant bedroom enjoys a bright and relaxing atmosphere and further benefits from a modern en suite shower room, creating a superb principal suite.

En-Suite
5'1 x 7'9 (1.55m x 2.36m)
A modern en suite fitted with a three-piece suite comprising a walk-in shower enclosure, pedestal wash hand basin and low-level WC. Complemented by fully tiled walls and flooring, recessed spot lighting, a chrome heated towel rail and an extractor fan. Finished in a clean and contemporary style throughout, this bright and practical en suite serves the principal bedroom.

Bedroom Two
10'3 x 10'8 (3.12m x 3.25m)
A spacious double bedroom featuring a front-facing window with plantation shutters allowing an

Directions



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