



The Old Stables, Manchester, M34 5DH

Offers over £260,000

Welcome to The Old Stables.

This property is situated in Audenshaw within a prime location for shopping, motorway access, train station and fantastic schools for the children. Everything your family will need right on your doorstep.

This stunning 3 bed home is in immaculate condition and is ready to place your furniture and move straight in.

The vendor has just had a brand new resin driveway which can easily fit 4 cars so parking for your family & friends would never be an issue. On entering the property you are greeted with a long hallway, downstairs WC and a door to enter the Living Room. The living room is bright and airy and flows through to the dining room, kitchen and then into the conservatory.

On the first floor you will find 2 great size queen bedrooms, 1 single bedroom and the family bathroom.

**** Viewing is highly recommended as this fabulous family home wont be on sale for long ****

At the back of the property you will find a large garden which has been very cleverly thought out with a seating area and a shed. The property is not overlooked at the back as it backs on to a very large field. Call the office today to book a viewing.



GROUND FLOOR

Entrance Hall

Stairs, door to: WC and Living Room

Living Room

13'9" x 12'4" (4.19m x 3.76m)

Window to front, door to:

Kitchen

9'3" x 7'5" (2.82m x 2.26m)

Window to rear, open plan, door to:

Dining Area

9'3" x 7'10" (2.82m x 2.39m)

Double door, door to:

Conservatory

9'11" x 8'1" (3.02m x 2.46m)

Bay window to rear, three windows to side, two double doors, door to:

WC

Window to front. Toilet & wash basin

Landing

7'1" x 5'11" (2.17m x 1.80m)

FIRST FLOOR

Master Bedroom

12'10" x 9'3" (3.91m x 2.82m)

Window to front, door to:

Bedroom 2

10'2" x 9'4" (3.10m x 2.84m)

Window to rear, door to:

Bedroom 3

9'3" x 5'11" (2.82m x 1.80m)

Window to front, door to:

Bathroom

6'4" x 5'6" (1.93m x 1.68m)

Window to rear, door to: Large corner shower, square sink / vanity unit & toilet

Front Exterior

The front exterior presents a neat frontage with a resin driveway providing off-road parking for 4 cars. A porch with decorative timbering shelters the entrance door, offering a charming welcome to the home.

Rear Garden

The rear garden features a paved patio area with garden seating and an umbrella, surrounded by mature shrubbery for privacy. A

separate section offers a shed and additional planting beds, creating a pleasant outdoor space for relaxation and storage.

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Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

