



Redmond Close
Manchester, M34 5FL

Offers over £237,950

Offered for sale with no vendor chain, this three bedroom end terrace property occupies a pleasant position on a sought-after cul-de-sac in Audenshaw, presenting an excellent opportunity for those looking to create a home tailored to their own style. The location is particularly convenient, being within close proximity to Guide Bridge train station, providing direct links into Manchester and beyond, while the nearby M60 and M67 motorway networks ensure easy access for commuters. A wide range of well-regarded schools, everyday amenities and leisure facilities are also readily available, with Crown Point North Shopping Centre and Snipe Retail Park just a short distance away.

The property benefits from attractive open green space to the front, creating a pleasant outlook and a sense of openness. Internally, the accommodation comprises an entrance vestibule leading into a well-proportioned lounge, offering a comfortable living space, and a kitchen/diner to the rear fitted with a range of units and enjoying views over the garden, with patio doors providing direct access outside, ideal for everyday living and entertaining. To the first floor there are three bedrooms, all offering good proportions, along with a family bathroom.

Externally, the property continues to impress with a well-maintained lawned garden to the front, complemented by planted borders and the added advantage of a garage providing useful storage or off-road parking. To the rear is an enclosed garden featuring a paved patio area, perfect for outdoor seating, alongside a lawn and established borders, creating a private and manageable outdoor space.

With scope for modernisation and personalisation throughout, this property represents a fantastic opportunity to acquire a home in a popular residential setting and add value over time, making it an ideal long-term purchase.



GROUND FLOOR

Entrance Vestibule

Door to the front, door to storage cupboard, door leading to:

Lounge 15'11" x 14'4" (4.84m x 4.38m)

Double glazed bow window to front, feature fireplace with inset living flame effect fire, radiator, stairs leading to first floor, door to storage cupboard, door leading to:

Kitchen/Diner 8'3" x 14'4" (2.52m x 4.38m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, space for cooker, door to storage cupboard, double glazed window to rear, double glazed sliding door opening out to rear garden.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1 14'1" x 8'6" (4.29m x 2.59m)

Double glazed window to front, radiator, fitted wardrobes and over bed storage cupboards.

Bedroom 2 10'1" x 8'6" (3.07m x 2.59m)

Double glazed window to rear, radiator.

Bedroom 3 9'9" x 5'7" (2.97m x 1.69m)

Double glazed window to front.

Bathroom

Three piece suite comprising, bath with shower over, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to rear.

OUTSIDE

Lawned garden to the front with planted borders and garage. Enclosed garden to the rear with paved patio and lawn area with planted borders.

Garage

Up and over door to the front.

DISCLAIMER

Home Estate Agents believe all the particulars given to be

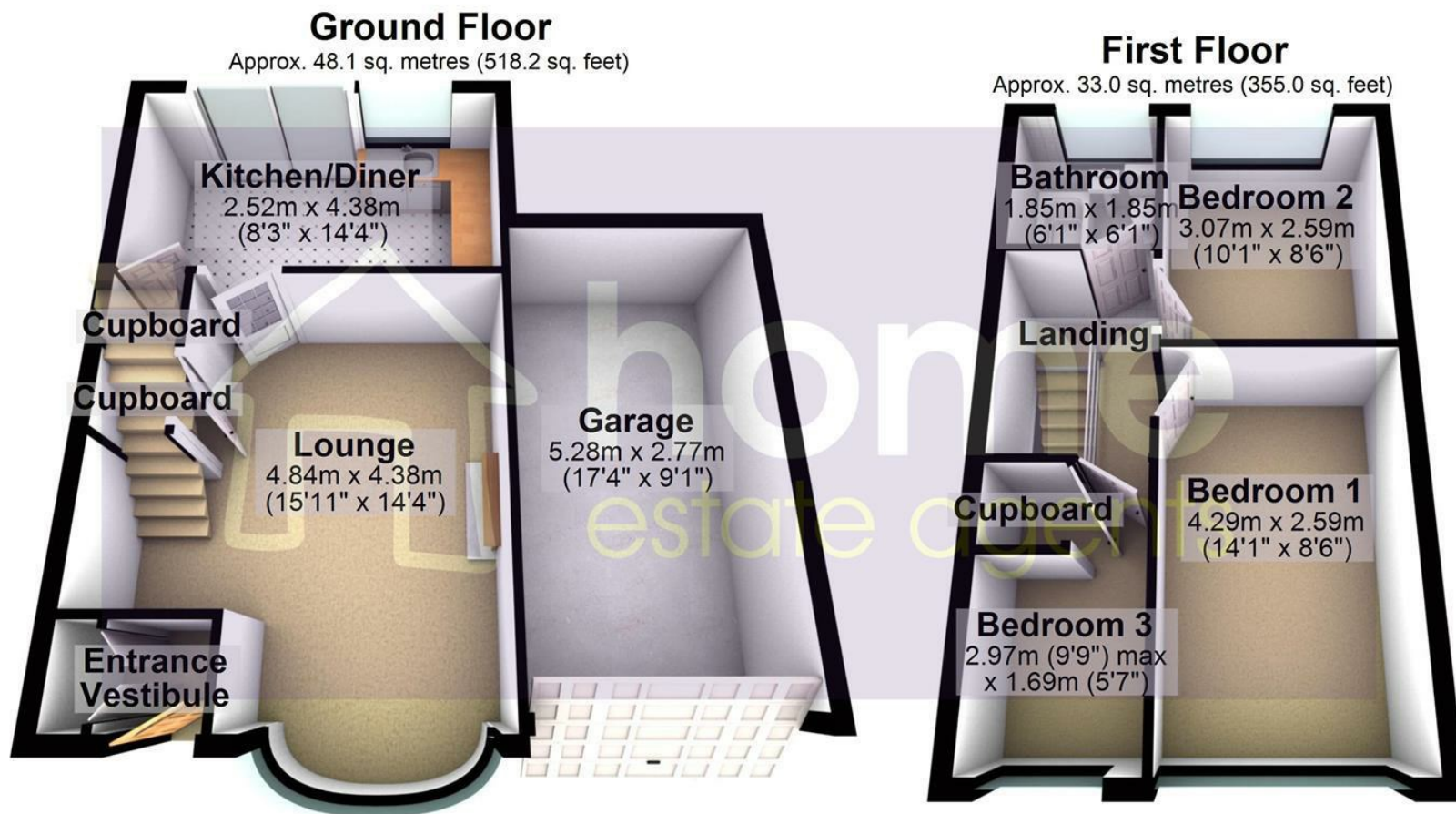
accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(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
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Total area: approx. 81.1 sq. metres (873.2 sq. feet)