



## Woodbridge Avenue, Manchester, M34 5LQ

**Price £310,000**

Nestled in the charming area of Audenshaw, Manchester, this delightful semi-detached house on Woodbridge Avenue offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, making it easy to host gatherings or enjoy quiet evenings at home.

The house boasts two bathrooms, ensuring that morning routines run smoothly for everyone. The layout is thoughtfully designed to maximise space and functionality, catering to modern living needs.

Outside, the property features parking for two vehicles, a valuable asset in this sought-after area. The location is well-connected, providing easy access to local amenities, schools, and transport links, making it an excellent choice for commuters and families alike.

This semi-detached house on Woodbridge Avenue is not just a place to live; it is a home where memories can be made. With its appealing features and prime location, it presents a wonderful opportunity for those looking to settle in a vibrant community.



## GROUND FLOOR

### Porch

2'1 x 6'7 (0.64m x 2.01m)  
Good size entrance porch

### Hallway

15'11 x 5'1 (4.85m x 1.55m )  
Long hallway with stairs leading up , door to living room , dining , downstairs bathroom

### Living Room

11'7" x 12'1" (3.54m x 3.69m)  
Bay window to front double glazed

### Dining Room

11'11" x 12'1" (3.63m x 3.69m)  
Radiator, sliding door, door to:

### Kitchen

8'7" x 16'6" (2.62m x 5.04m)  
Double door leading into Kitchen

### Utility

8'5" x 5'10" (2.57m x 1.77m)  
Window to side, perfect for the busy family

### Bathroom

7'1" x 5'3" (2.17m x 1.60m)  
Free standing shower , toilet & sink

## FIRST FLOOR

### Bedroom 1

11'8" x 11'4" (3.56m x 3.46m)  
Bay window to front double glazed

### Bedroom 2

11'10" x 11'4" (3.61m x 3.46m)  
Window to rear, radiator,

### Bedroom 3

11'2" x 6'7" (3.41m x 2.00m)  
Window to front, radiator,

### Walk-in Wardrobe

7'1 x 5'3 (2.16m x 1.60m )  
Window to front.

### Bathroom

8' 0 x 6'7 (2.44m 0.00m x 2.01m)  
Two windows to side, heated towel rail, 3 pieces suite bath , toilet & sink

## OUTSIDE

### Garage

16'7 x 9'4 (5.05m x 2.84m )  
Up and over door, connected to store room

### Store Room

6'1 x 9'2 (1.85m x 2.79m )  
Window to rear, connected to the garage & perfect for a home business

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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.

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