home estate agents

There's no agent like home

Consort Way, Manchester, M34 5FQ

Offers over £310,000

Nestled in the desirable area of Consort Way, Audenshaw, Manchester, this charming semi-detached house offers a perfect blend of modern living and comfort. Built in 2011, the property boasts a contemporary design and is situated within a private estate, ensuring a peaceful environment for you and your family.

Upon entering, you are welcomed into a spacious reception room that provides an inviting space for relaxation and entertaining. The house features three well-proportioned bedrooms, including a master suite complete with an ensuite shower room, offering a private retreat for the homeowners. The additional two bedrooms are ideal for family members or guests, ensuring ample space for everyone.

The property includes two bathrooms, making morning routines a breeze for busy households. A convenient downstairs WC adds to the practicality of the home. The sunroom, currently utilised as a playroom, is a delightful feature that allows for natural light to flood the space, creating a cheerful atmosphere for family activities.

For those with vehicles, the property offers parking for up to four cars, including a detached garage and a driveway that accommodates two cars. This thoughtful design ensures that parking and storage are never an issue.

In summary, this semi-detached house on Consort Way is an excellent opportunity for families seeking a modern home in a tranquil setting. With its ample living space, convenient amenities, and private estate location, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your new home.

GROUND FLOOR

Entrance Hall
door leading into wc & living room. security alarm point

WC
Window to front double glazed. hand basin & toilet

Living Room
15'4" x 15'10" (4.68m x 4.82m)
Window to front double glazed. staircase leading upstairs. open arch leading into Kitchen diner

Kitchen/Breakfast Room
9'0" x 15'10" (2.75m x 4.82m)
kitchen made up from bottom & top base cupboards. 4 ring gas hob & electric oven. patio door leading into sun room

Sun Room
currently used as a play room but has multiple functions. patio doors leading into back garden

FIRST FLOOR

Landing
Window to side.

Bedroom 1
10'8" x 9'1" (3.25m x 2.76m)
Window to rear double glazed. door leading into en - suite shower room

En-suite Shower Room
Window to side double glazed. Free standing shower. with hand basin / toilet

Bedroom 2
9'6" x 6'7" (2.90m x 2.00m)
Window to front double glazed

Bedroom 3
9'9" x 7'8" (2.96m x 2.34m)
Window to front double glazed

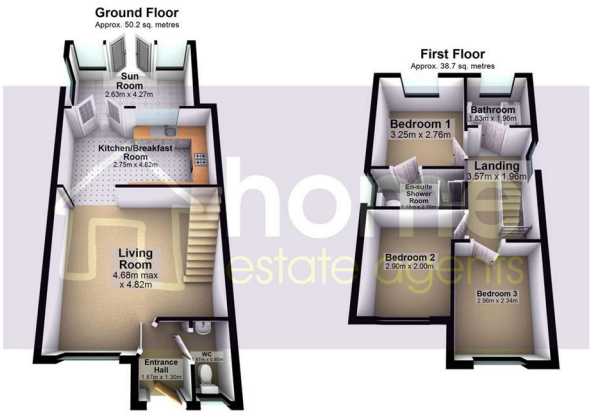
Bathroom
Window to rear double glazed. bath with over head shower. hand basin / toilet. only 2 years old

OUTSIDE
Detached garage with electrics and a 3 car driveway. Large landscaped back garden which includes water tap and 2 electric points

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.

WWW.HOMEEA.CO.UK



Total area: approx. 88.9 sq. metres

Phoenix House, 4 Huddersfield Road, Stalybridge, Cheshire, SK15 2QA
Tel: 0161 304 0000 **Email:** sales@homeea.co.uk www.homeea.co.uk