



## Lumb Lane, Audenshaw, M34 5GP

**Price £530,000**

This unique three-bedroom detached home is positioned on a generous plot and boasts an enviable setting backing directly onto the canal, offering tranquil water views. Nestled in a sought-after residential area of Audenshaw, the property is ideally situated within walking distance of local shops, cafes, and essential amenities, as well as the Metrolink, providing excellent commuter links into Manchester city centre. The home is also located within the catchment area for highly regarded schools, making it particularly appealing to families.

Beautifully presented throughout, this spacious and versatile property has been thoughtfully designed to offer modern living with character and comfort. The entrance hall leads into a welcoming reception room that sets the tone for the rest of the home. A separate lounge offers a stylish and comfortable space for everyday living, while an additional sitting room provides flexibility for family use or entertaining guests. The kitchen is well-appointed with quality fittings, and the ground floor also features a stunning orangery, offering panoramic views of the garden and the peaceful canal beyond, making it a perfect setting for dining or quiet relaxation.

Upstairs, the accommodation continues to impress with three generous double bedrooms. The master suite is particularly notable, benefiting from its own dressing room and a contemporary en-suite shower room, creating a private sanctuary within the home. The family bathroom is beautifully finished and features a luxurious freestanding bath, combining elegance and practicality.

Externally, the property is surrounded by attractive and well-maintained gardens to the front, side and rear providing plenty of outdoor space with uninterrupted views of the peaceful canal. A significant advantage of this property is the double garage located to the rear, complete with a driveway in front providing ample off-road parking.

An exceptional family home, not to be missed!



GROUND FLOOR

Entrance Hall

Door to front, two double glazed windows to front, two storage cupboards, door leading to:

Reception Room

13'9" x 11'9" (4.19m x 3.57m)

Two double glazed windows to side, radiator, double glazed French doors leading to Orangery, stairs leading to first floor, open plan to kitchen, door leading to:

Lounge

13'9" x 15'9" (4.19m x 4.81m)

Double glazed window to side, radiator.

Sitting Room

12'4" x 13'11" (3.76m x 4.24m)

Double glazed bay window to side, feature inglenook fireplace with log burner, radiator.

Kitchen

12'4" x 11'9" (3.76m x 3.57m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, integrated cooler, space for tumble dryer, built-in eye level oven, built-in hob with extractor hood over, built-in microwave, double glazed window to rear, radiator, new combi boiler installed January 2024, door to storage cupboard, door leading to:

Orangery

24'2" x 8'7" (7.36m x 2.62m)

Double glazed windows to sides, two radiators, double glazed French door leading out to rear garden.

FIRST FLOOR

Landing

Double glazed window to side, doors leading to:

Bedroom 1

11'10" x 12'5" (3.60m x 3.78m)

Double glazed window to side, built-in wardrobes, radiator, open to dressing room, door leading to:

En-suite

Three piece suite comprising vanity wash hand basin, tiled shower enclosure and low-level WC, double glazed window to rear.

Dressing Room

3'5" x 11'1" (1.05m x 3.38m)

Bedroom 2

13'10" x 15'8" (4.22m x 4.78m)

Double glazed window to side, double glazed window to front, door to storage cupboard, two radiators.

Bedroom 3

10'6" x 11'10" (3.20m x 3.60m)

Double glazed window to front, door to storage cupboard, radiator.

Bathroom

9'3" x 8'8" (2.81m x 2.65m)

Three piece suite comprising freestanding bath, vanity wash hand basin and low-level WC, double glazed window to side, double glazed window to rear, heated towel rail.

OUTSIDE

Externally, the property is surrounded by attractive and well-maintained gardens. The front features a gravelled area with a planted border for curb appeal. The rear garden includes a lawn and paved patio area, while the side garden offers a raised decking area and gravelled planted sections that provide uninterrupted views of the peaceful canal. The property is covered by CCTV and has alarms fitted.

Double Garage

16'1" x 16'0" (4.89m x 4.88m)

Up and over door to front, with power and lighting, window to side, door leading out to rear. Double driveway to the front of the garage.

DISCLAIMER

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