



## Alandale Avenue, Manchester, M34 5HX

**Offers over £215,000**

Situated in a highly sought-after residential area of Audenshaw, this well presented two double bedroom end terrace property enjoys a pleasant position on a quiet cul-de-sac, making it an ideal choice for first time buyers or a growing family seeking both comfort and convenience. The location offers excellent access to a range of local amenities, well regarded schools and superb transport links, providing easy connections to surrounding towns and city centres.

The accommodation is thoughtfully arranged and well maintained throughout. An inviting entrance hall leads into a spacious dining room which is open plan to a bright and comfortable lounge, creating a superb sociable living space with plenty of natural light, perfect for both everyday living and entertaining guests.

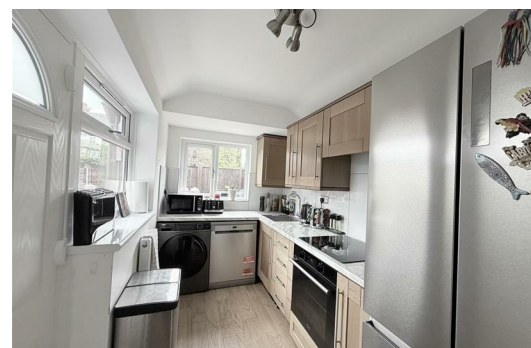
The kitchen is fitted with a range of units, offering ample worktop space and storage, with views over the rear garden.

To the first floor, the property continues to impress with two generously proportioned double bedrooms, both offering plenty of space for furnishings and storage.

The modern shower room is stylishly appointed with contemporary fixtures and fittings, providing a clean and functional space.

Externally, the property benefits from a paved garden to the front which enhances kerb appeal, while to the rear there is a enclosed garden, offering a private and secure outdoor space ideal for relaxing, entertaining or for children and pets.

This attractive home combines space, location and practicality, making it a fantastic opportunity not to be missed.



## GROUND FLOOR

### Entrance Hall

Door to front, stairs leading to first floor, door leading to:

### Dining Area

11'6" x 8'11" (3.50m x 2.71m)

Double glazed bay window to front, radiator, open plan to:

### Lounge

15'1" x 11'11" (4.61m x 3.64m)

Double glazed window to rear, radiator, door to under stairs storage cupboard, door leading to:

### Kitchen

11'0" x 6'0" (3.35m x 1.83m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, double glazed window to side, door to side leading out to rear garden.

## FIRST FLOOR

### Landing

Double glazed window to side, doors leading to:

### Bedroom 1

10'4" x 12'3" (3.14m x 3.73m)

Double glazed window to front, radiator.

### Bedroom 2

12'3" x 9'9" (3.74m x 2.97m)

Double glazed window to rear, radiator.

### Shower Room

Three piece suite comprising, shower area, vanity wash hand basin and low-level WC, heated towel rail, double glazed window to rear, radiator.

## OUTSIDE

Paved garden to the front with gated access to the rear.

Enclosed paved garden to the rear.

## 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.HOMEA.CO.UK](http://WWW.HOMEA.CO.UK)

