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Watergate, Manchester, M34 5QP

Price £450,000

Nestled in the charming area of Watergate, Audenshaw, this impressive mid-terrace house, built in 1855, offers a perfect blend of historical character and modern living. With five spacious bedrooms, this property is ideal for families seeking ample space and comfort. The home boasts three well-appointed reception rooms, providing versatile areas for relaxation, entertainment, or work.

One of the standout features of this residence is the stunning open-plan living room, which is enhanced by bi-folding doors that seamlessly connect the indoor space to the expansive garden. This large outdoor area is perfect for family gatherings, gardening enthusiasts, or simply enjoying the fresh air.

The property also includes two bathrooms, ensuring convenience for busy households. For those with vehicles, there is parking available for two cars, along with a detached garage that offers additional storage or workshop space.

Situated close to excellent transport links, residents can easily access Manchester city centre, making this home not only a peaceful retreat but also a practical choice for commuters. This remarkable five-bedroom family home in Watergate is a rare find, combining historical charm with modern amenities, and is sure to appeal to those looking for a spacious and inviting place to call home. This property is 1875.6 sq feet in total.







GROUND FLOOR

Entrance Hall
6'7" x 2'10" (2.00m x 0.86m)
Main entrance into the property. Staircase leading up. Door to downstairs WC and door leading into the heart of the property.

Toilet
5'3" x 2'10" (1.59m x 0.87m)
Downstairs WC with sink basin

Dining Area
9'6" x 11'0" (2.90m x 3.36m)
Dining area for Family get togethers. Window looking out the front of the property.

Reception
12'2" x 17'4" (3.71m x 5.28m)
Main living room which is now open plan with the lounge and stunning bi-folding doors leading into the huge garden. Outdoor to indoor living

Lounge Area
11'11" x 15'0" (3.63m x 4.57m)
Two skylights, window to side, radiator, bi-fold door, open plan with the lounge and stunning bi-folding doors leading into the huge garden. Outdoor to indoor living

Kitchen
12'7" x 15'3" (3.84m x 4.66m)
High gloss grey kitchen with full top to bottom cupboards and fully integrated with fridge / freezer, double ovens , ceramic 4 ring top, dishwasher.

Bedroom 5
9'6" x 9'2" (2.90m x 2.79m)
Bedroom 5 has been adapted to help wheelchair access with a huge wet room. This room can easily be changed into another room or maybe make more kitchen / utility area

Wet Room
9'6" x 5'10" (2.90m x 1.77m)
Large wet room with shower

FIRST FLOOR

Landing
2'9" x 2'9" (0.83m x 0.83m)
Large landing

Bedroom 1
11'0" x 15'2" (3.35m x 4.62m)
Very large main bedroom with 2 double glazed windows over looking the garden

Bedroom 2
11'0" x 15'5" (3.35m x 4.69m)
Very large 2nd bedroom over looking the front of the property

Bedroom 3
9'7" x 8'8" (2.91m x 2.64m)
double glazed window over looking the garden

Bedroom 4
9'1" x 12'10" (2.77m x 3.91m)
Large bedroom with double glazed window over looking the front of the property

Bathroom
12'7" x 8'3" (3.84m x 2.51m)
Family bathroom with 4 piece suite. Bath , freestanding shower, toilet & sink basin

Detached Garage
17'4" x 14'4" (5.28m x 4.37m)
Detached garage great for storage , parking or general use. Access to the garage & back entrance is just off Slate Lane

DISCLAIMER









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