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Leech Brook Avenue, Manchester, M34 5JT

Offers over £389,995

Occupying an enviable position on the highly sought-after Leech Brook Avenue in Audenshaw, this substantial four-bedroom detached family home offers an exceptional blend of space, versatility and comfort, making it an ideal choice for modern family living. Conveniently located close to an excellent range of local amenities, the property benefits from superb transport links, a choice of supermarkets, and easy access to both Crown Point and The Snipe Retail Park.

Beautifully proportioned throughout, the accommodation is centred around a welcoming entrance hall leading to an impressive lounge, which flows seamlessly into the dining room to create an outstanding space for both relaxed family life and entertaining. Patio doors open into a light-filled conservatory overlooking the rear garden, providing a wonderful additional area. The well-appointed kitchen is complemented by a practical utility area, while the versatile fourth bedroom is currently utilised as a dedicated cinema room with soundproofed walls, offering endless possibilities as a guest suite, home office, playroom or snug.

The first floor hosts three generously sized bedrooms, all served by a spacious and stylish four-piece family bathroom featuring a bath, separate shower enclosure, wash hand basin and WC.

Externally, the property continues to impress with a neatly maintained lawned frontage and a substantial block paved driveway providing ample off-road parking for multiple vehicles. To the rear, the enclosed garden has been thoughtfully designed for low-maintenance enjoyment, featuring an artificial lawn and a range of versatile outbuildings, ideal for additional storage.

Offering generous living accommodation in a highly desirable location, this is a superb family home that is ready to move straight into.

GROUND FLOOR

Entrance Hall
13'1" x 5'2" (3.99m x 1.57m)
Door to front, radiator, stairs leading to first floor door leading to:

Lounge
16'10" x 12'4" (5.14m x 3.76m)
Double glazed box window to front, radiator, feature fireplace with inset fire, open plan to:

Dining Room
10'6" x 9'2" (3.20m x 2.80m)
Radiator, door leading to kitchen, double doors leading to:

Conservatory
8'11" x 10'8" (2.71m x 3.25m)
Double glazed windows to sides, double glazed French doors opening to rear garden.

Kitchen
10'6" x 13'7" (3.20m x 4.15m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, space for cooker, two double glazed windows to rear, radiator, door leading out to side, door leading to:

Utility Area
3'5" x 8'6" (1.05m x 2.58m)
Door leading to:

Bedroom 4
13'1" x 8'6" (3.99m x 2.58m)
Double glazed window to front.

FIRST FLOOR

Landing
Radiator, doors leading to:

Bedroom 1
14'3" x 8'10" (4.35m x 2.69m)
Double glazed window to front, radiator.

Bedroom 2
10'0" x 8'10" (3.05m x 2.69m)
Double glazed window to rear, radiator.

Bedroom 3
9'3" x 6'3" (2.83m x 1.91m)
Double glazed window to front, radiator.

Bathroom
9'2" x 13'10" (2.79m x 4.22m)
Four piece suite comprising, bath, pedestal wash hand basin, shower area and low-level WC, tiled walls, two double glazed windows to rear, heated towel rail.

OUTSIDE
Lawned garden and block paved driveway to the front. Enclosed good sized low maintenance artificial lawned 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.

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Total area: approx. 112.1 sq. metres (1206.9 sq. feet)