



## Corporation Road, Audenshaw, M34 5LP

**Offers over £219,950**

This beautifully presented and recently refurbished three-bedroom mid mews property offers stylish, modern living in a highly sought-after and convenient location. With no vendor chain, it presents a fantastic opportunity for first-time buyers or growing families looking for a move-in ready home. The property is ideally positioned within easy reach of popular local schools, a wide range of amenities including Crownpoint Retail Park, and excellent public transport and motorway links, making it perfect for commuters and families alike.

Internally, the home has been fully renovated to a high standard, featuring fresh plasterwork throughout and a neutral, contemporary décor. The brand new kitchen is both practical and attractive, fitted with quality units and integrated appliances. The bright and airy lounge provides a welcoming space to relax, while the entrance vestibule adds a practical touch of separation and storage.

Upstairs, there are three generously sized bedrooms, all tastefully finished and offering flexibility for family life, a guest room, or a home office. The modern family bathroom is fitted with a stylish suite and quality finishes.

Outside, the front of the property features a private driveway providing off-road parking. To the rear, you'll find a good-sized enclosed garden that's ideal for entertaining, with a decking area ready for summer gatherings and the option for the buyer to choose between a newly laid lawn or astro turf, catering to personal lifestyle preferences and ease of maintenance.

This is a truly turn-key property that combines modern living with a convenient location, making it an ideal choice for anyone looking to settle into a well-established and vibrant community. Early viewing is highly recommended to fully appreciate everything this home has to offer!



## GROUND FLOOR

Stairs.

### Entrance Vestibule

Door to front, door leading to:

### Lounge

12'1" x 12'0" (3.68m x 3.66m)

Double glazed window to front, feature inglenook fireplace, door leading to:

### Kitchen

9'0" x 14'11" (2.75m x 4.55m)

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, built-in oven, built-in hob with extractor hood over, two double glazed windows to rear, door to cupboard housing the boiler, door leading out to rear garden.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1

12'2" x 9'0" (3.70m x 2.75m)

Double glazed window to rear, radiator.

### Bedroom 2

8'11" x 9'0" (2.73m x 2.75m)

Double glazed window to front, radiator.

### Bedroom 3

9'0" x 7'6" (2.74m x 2.29m)

Double glazed window to rear, radiator.

### Bathroom

6'0" x 7'6" (1.84m x 2.29m)

Three piece suite comprising bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to front, heated towel rail.

## OUTSIDE

Driveway to the front. Enclosed good sized garden to the rear with decking area and the buyer to have a choice of lawn or astro turf.

## 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.

## N.B

In compliance of the 1979 Estate Agency Act (Section 21) we would advise all interested parties that the vendor of this property is a director of Home Estate Agents Ltd.

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Total area: approx. 63.8 sq. metres (687.1 sq. feet)

