



**Haughton Street, Manchester, M34 5AQ**

**Price £200,000**

Located on Haughton Street in the charming area of Audenshaw, Manchester, this end terrace house presents a remarkable opportunity for those looking to create their dream family home. With two well-proportioned bedrooms and a spacious reception room, the property offers a solid foundation for a comfortable living space.

Set on a very large corner plot, this house boasts immense potential for extension, allowing you to tailor the property to your specific needs and desires. The driveway provides convenient parking for one vehicle, ensuring ease of access.

While the house requires full refurbishment, this presents a blank canvas for imaginative buyers eager to invest in a property that can be transformed into a stunning residence. The location is particularly appealing, as it is situated close to local schools, making it an ideal choice for families.

This property is not just a house; it is a chance to create a beautiful home in a desirable area. With vision and effort, this end terrace could become a wonderful sanctuary for you and your loved ones. Don't miss out on this exceptional opportunity to make your mark in Audenshaw.



## GROUND FLOOR

### Porch

2'0" x 6'4" (0.60m x 1.92m)

Small entrance porch. ideal for shoes

### Entrance Hall

9'7" x 3'0" (2.91m x 0.91m)

Main entrance into the property. Door leading to living room & staircase going up

### Living Room

11'8" x 13'1" (3.56m x 3.99m)

Double glazed window to front of property and door to kitchen

### Kitchen/Diner

10'1" x 16'5" (3.07m x 5.00m)

Two windows to rear both double glazed. door to garden

## FIRST FLOOR

### Landing

7'1" x 6'4" (2.15m x 1.92m)

Fireplace, stairs, door.

### Bedroom 1

9'5" x 13'1" (2.86m x 3.99m)

Window to front double glazed radiator,

### Bedroom 2

12'4" x 7'0" (3.77m x 2.13m)

Window to rear double glazed .radiator,

### Wet room

5'0" x 7'11" (1.52m x 2.42m)

Two windows to rear double glazed

## 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. 70.4 sq. metres (757.9 sq. feet)

