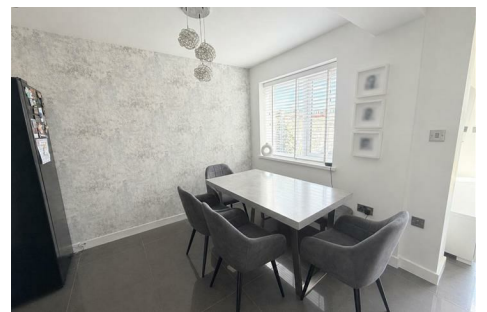


DAWSONS

Property Professionals since 1925

18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: www.wcdawson.com Email: reception@wcdawson.com



Kingfisher Avenue, Audenshaw, Manchester, M34 5QH

Dawsons are pleased to bring to market this five bedroom, stylishly presented, semi detached family home, situated in a popular and convenient residential location. The property has had its living space augmented with a double extension plus a substantial seating area which is open plan to the dining kitchen. Occupying a good-sized plot providing a substantial enclosed garden area which is not overlooked, viewing is highly recommended.

The property enjoys excellent commuter links to Manchester City Centre and also has good access to Junction 23 of the M60 on the Ashton Moss Development. Ashton, Denton and Droylsden Town Centres are all readily accessible and provide a wide range of shopping and recreational amenities. Several local junior and high schools are also within reasonable travelling distance.

Price £390,000



**CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS**



Kingfisher Avenue, Audenshaw, Manchester, M34 5QH

- Stylishly Presented 5 Bedroom Semi Detached Property
- Excellent Commuter Links
- Driveway For Multiple Cars
- Internal inspection Highly Recommended
- Modern Fitted Kitchen With Extended Seating Area
- Well Placed for Access to all Amenities
- Downstairs WC
- Extended To The Side
- Well Regarded Residential Location
- Ready To Move Into

Ground floor

Porch

4' x 5' (1.22m x 1.52m)

Composite door, uPVC double glazed window, door leading to:

Reception room

14' x 15' (4.27m x 4.57m)

uPVC double glazed window, feature media wall with electric fire, gas central heating radiator, stairs leading to first floor, under stair storage, LVT flooring, door leading to:

Reception room 2

6' x 9' (1.83m x 2.74m)

uPVC double glazed windows, gas central heating radiator.

Open Plan Kitchen/Family area

21' x 15' (6.40m' x 4.57m)

uPVC double glazed window, range of modern wall and floor mounted units, inset sink and drainer with mixer tap, built-in oven and microwave, electric hob with stainless steel chimney hood over, plumbing for automatic washing machine, part tiled walls, tiled floor, bi-folding doors leading out to rear garden, two Velux windows, recessed spotlights, two contemporary radiators.

Downstairs WC

6' x 4' (1.83m x 1.22m)

Low level WC, wash hand basin with vanity storage, mixer tap, tiled floor.

First floor

Landing

Doors leading to:

Bedroom one

9' x 14' (2.74m x 4.27m)

uPVC double glazed window, gas central heating radiator.

Bedroom two

7' x 13' (2.13m x 3.96m)

uPVC double glazed window, gas central heating radiator.

Bedroom three

9' x 10' (2.74m x 3.05m)

uPVC double glazed window, gas central heating radiator.

Bedroom four

7' x 7' (2.13m x 2.13m)

uPVC double glazed window, gas central heating radiator.

Bedroom five

5' x 10' (1.52m x 3.05m)

uPVC double glazed window, gas central heating radiator.

Family bathroom

7' x 5' (2.13m x 1.52m)

uPVC double glazed window, walk in shower, glass shower screen, tiled, wash hand basin, low level WC, tiled.

Externally

Block paved driveway to front with parking for multiple cars. Enclosed low maintenance garden with artificial grass and paved areas.

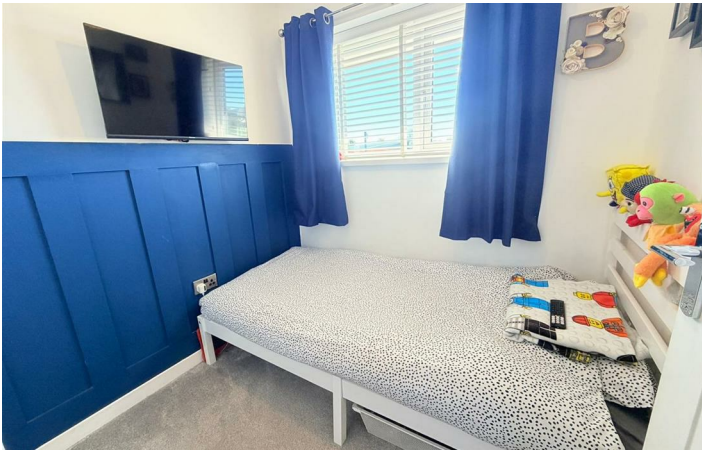
AML Checks

We are required by law to conduct Anti Money Laundering (AML) checks for all vendors and purchasers. A non refundable fee of £15 per check will be payable to cover this digital process. These checks are carried out by Thirdfort.

This is a legal requirement to meet HMRC and UK law guidelines .

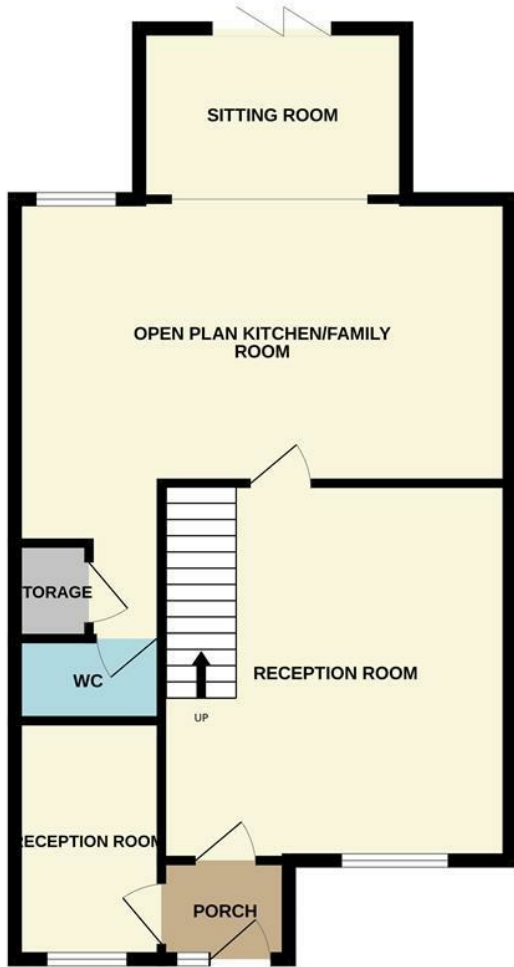


Directions

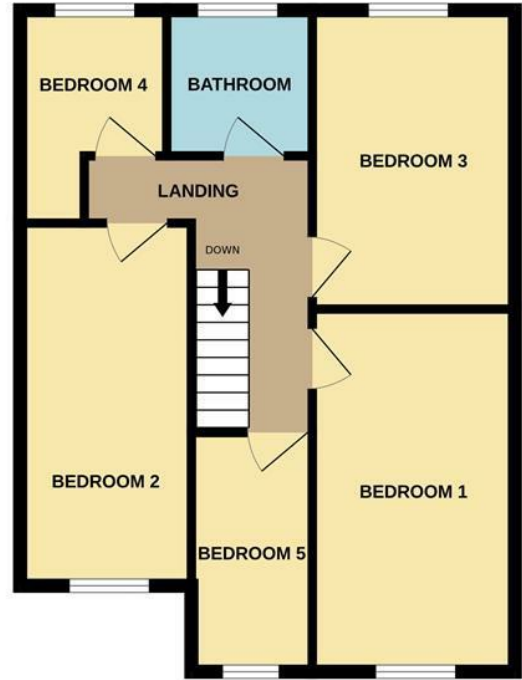


Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(11-11) A</p> <p>(11-11) B</p> <p>(11-11) C</p> <p>(11-11) D</p> <p>(11-11) E</p> <p>(11-11) F</p> <p>(11-11) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales		England & Wales	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	