# DAWSONS

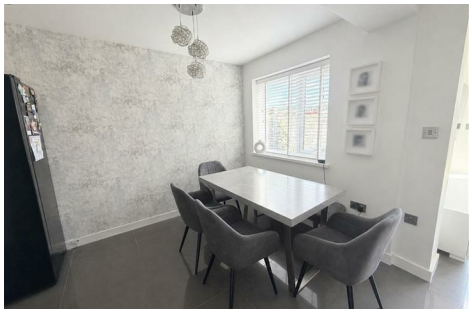
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## Kingfisher Avenue, Audenshaw, Manchester, M34 5QH

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.

**Offers Over £380,000**

# 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.

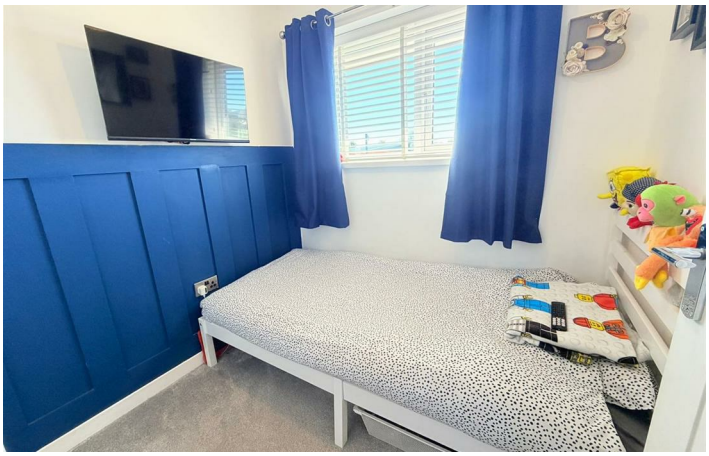
This is a legal requirement to meet HMRC and UK law guidelines .




## Directions



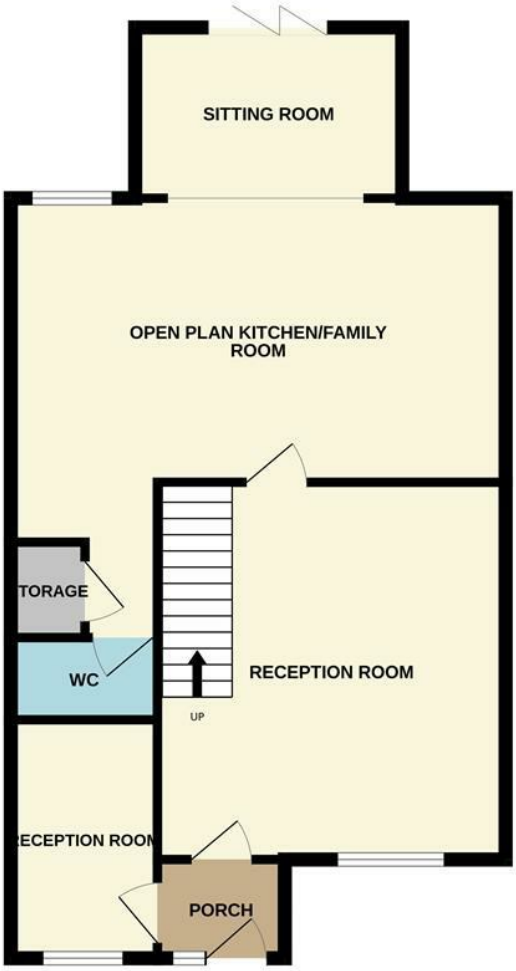




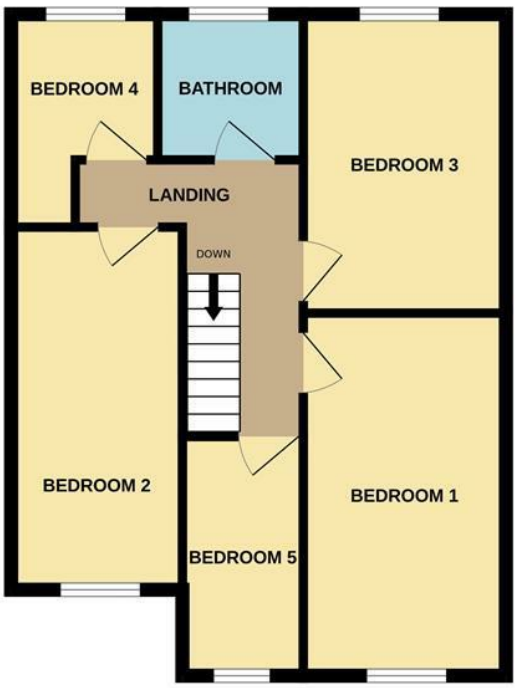



# Floor Plan

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.
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