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96 Mount Pleasant Street, Manchester, M34 5BT

Asking Price £165,000

A smart two bedroom, two reception room mid terrace property set on a peaceful and conveniently located cul de sac in Audenshaw. The area is predominantly residential with a strong community feel and reliable transport links, including Guide bridge railway station and easy access to the M60 motorway, making it ideal for commuters.

The home is offered chain free, providing a straightforward purchase for first time buyers, downsizers, or investors. Local amenities are close at hand, with shops and all are within easy reach.

Inside, the property typically offers a welcoming lounge with entrance porch, dining room, and fitted dining kitchen to the ground floor. Whilst to the first floor there are two well proportioned bedrooms, and a family bathroom/WC, along with a private rear yard and forecourt garden to the front perfect for low maintenance living. The quiet cul de sac setting enhances privacy while keeping you connected to excellent travel links

Viewing Highly Recommended!

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GROUND FLOOR

Hall
21'2" x 3'3" (6.45m x 1.00m)
Stairs to first floor, front door.

Lounge
11'10" x 10'11" (3.60m x 3.33m)
Window to front, meter cupboards, radiator.

Dining Room
12'9" x 11'7" (3.88m x 3.53m)
Window to rear, radiator.

Kitchen/Dining Room
13'9" x 6'10" (4.20m x 2.08m)
Window to side, fitted with a matching range of base and wall units incorporating a single drainer sink unit and work tops over. Fitted four ring gas hob with extractor hood above and electric oven below, plumbing for automatic washing machine. radiator.

FIRST FLOOR

Landing
12'9" x 5'0" (3.89m x 1.53m)

Bedroom 1
11'9" x 14'6" (3.59m x 4.43m)
Window to front, recess wardrobe and radiator.

Bedroom 2
12'9" x 9'2" (3.89m x 2.80m)
Window to rear, radiator.

Bathroom/WC
8'9" x 6'10" (2.67m x 2.08m)
Window to side, White coloured suite with panelled bath with electric shower over and shower screen, pedestal wash hand basin., low level WC, radiator.

OUTSIDE

Gardens
Forecourt garden to the front and enclosed garden yard area to the rear.

Additional Information
Tenure: Freehold
EPC Rating: C
Council Tax Band: A



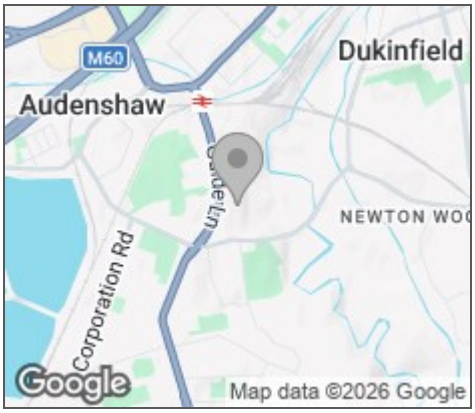


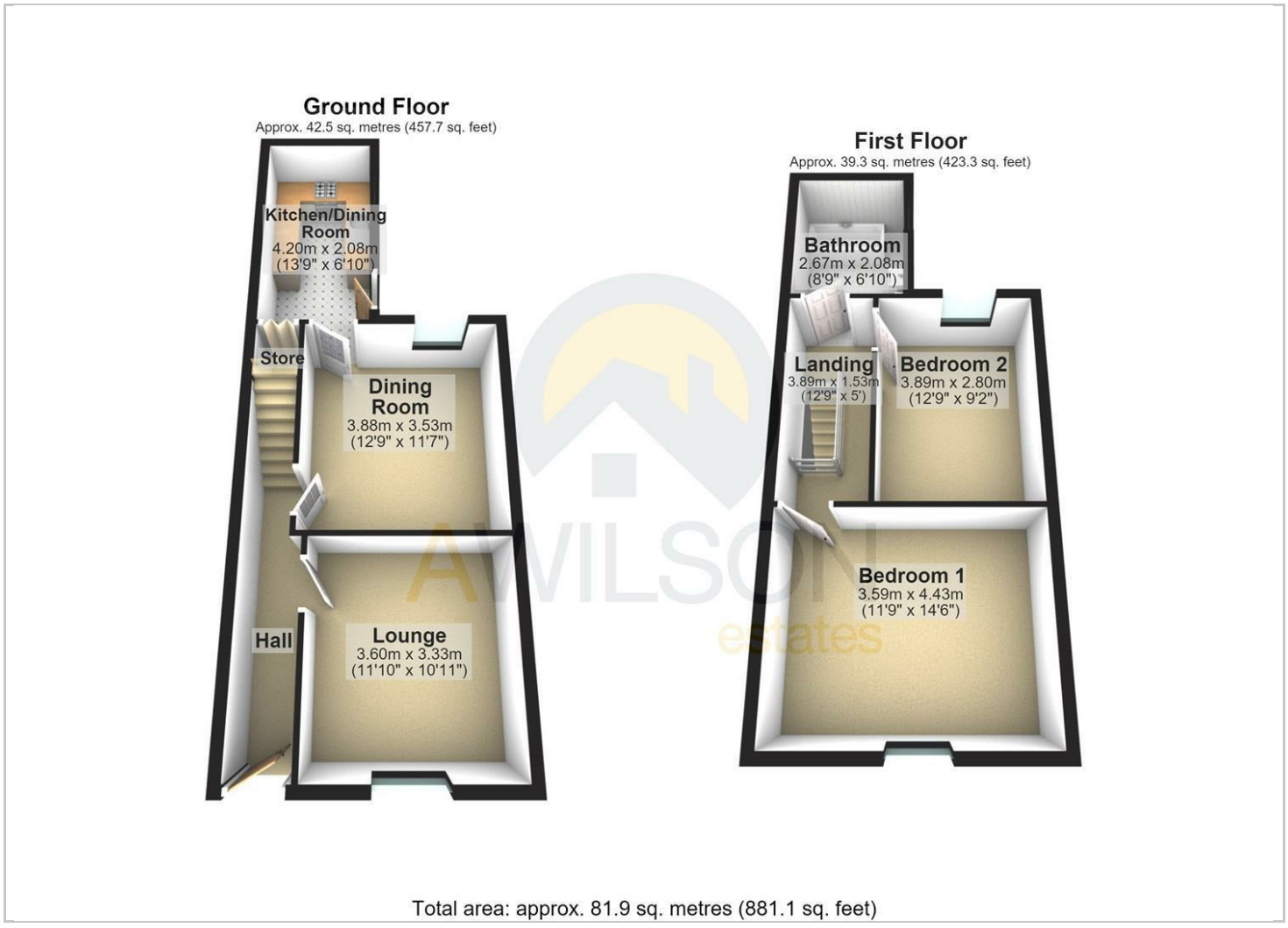






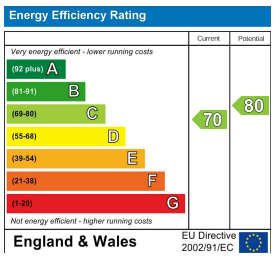


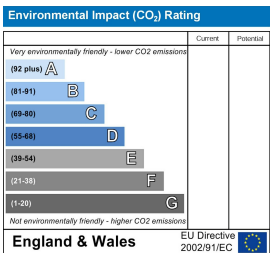




Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.





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