



96 Mount Pleasant Street, Manchester, M34 5BT

Offers Over £170,000

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!

96 Mount Pleasant Street

Audenshaw, Manchester, M34 5BT

Offers Over £170,000



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: D

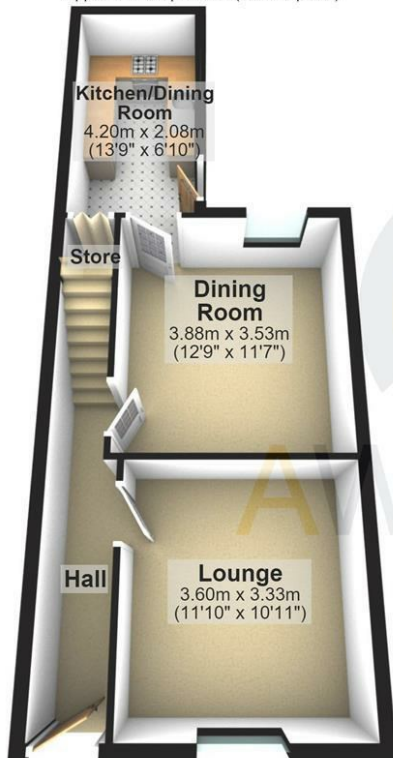
Council Tax Band: A





Ground Floor

Approx. 42.5 sq. metres (457.7 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.3 sq. feet)



Total area: approx. 81.9 sq. metres (881.1 sq. feet)

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 **Sales** 0161 303 0778 **Email:** info@awilsonestates.com **www.awilsonestates.com**