



1 Woodbridge Avenue, Manchester, M34 5LN

£1,400 PCM

A Wilson Estates are delighted to offer To Let this beautifully presented three-bedroom detached home, located in highly sought-after Audenshaw.

Occupying a generous plot, the property benefits from driveway parking, attached garage, and gardens to the front and rear.

The property is well positioned for access to all neighbouring Town Centres and enjoys good commuter links to Manchester City centre. Local Junior and High Schools are also within easy reach also within the vicinity is Junction 23 of the M60 on the Ashton Moss Development which provides road access throughout the North West.

Please contact A Wilson Estates to arrange a viewing appointment.

Briefly the property comprises:~

1 Woodbridge Avenue

Audenshaw, Manchester, M34 5LN

£1,400 PCM



Entrance Hallway

Composite double glazed door and uPVC double glazed window to front elevation. Lighting, carpet, radiator, and laminate flooring.

Lounge

uPVC double glazed bay window to front elevation and uPVC double glazed windows to side elevation. Lighting, radiator, blinds, and laminate flooring.

Dining Room

uPVC double glazed window and French doors to rear elevation. Lighting, radiator, and laminate flooring.

Kitchen

Composite double glazed door and uPVC double glazed window to rear elevation. Fitted wall and base units with coordinating work surfaces. Stainless steel one and a half bowl sink with mixer tap. Integrated electric oven and hob with extractor over. Part tiled walls, lighting, radiator, and under stair storage cupboard.

Utility Room

Work surface, lighting, and laminate flooring.

WC

Low-level WC and hand wash basin with mixer tap. Lighting and laminate flooring.

Stairs and Landing

uPVC double glazed window to side elevation. Wooden handrail and bannister. Lighting, carpet, and loft access.

Bedroom One

uPVC double glazed bay window to front elevation. Lighting, radiator, carpet, and blinds.

Bedroom Two

uPVC double glazed window to rear elevation. Fitted bedroom suite comprising wardrobes, drawers, and bedside units. Lighting, radiator, carpet, and blinds.

Bedroom Three

uPVC double glazed window to front elevation. Lighting, radiator, carpet, and blinds.

Bathroom

uPVC double glazed window to rear elevation. Three piece bathroom suite comprising low-level WC, hand wash basin with mixer tap, and panelled bath with mains fed shower over. Part tiled walls, heated towel rail, lighting, and vinyl flooring.

Externally

Two the front is driveway parking. garden, and an attached garage. To the rear is a lovely garden with laid to lawn and well established shrubbery.

Additional Information

Council Tax Band : C

EPC Rating : TBC - in progress

Holding Deposit : £

STRICTLY NO PETS AND SMOKING POLICIES APPLY

Tel: 0161 303 0778





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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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 firms employment has the authority to make or give any representation or warranty in respect of the property.