



7 Sidmouth Street  
Audenshaw, Manchester, M34 5EZ  
**Offers over £380,000**



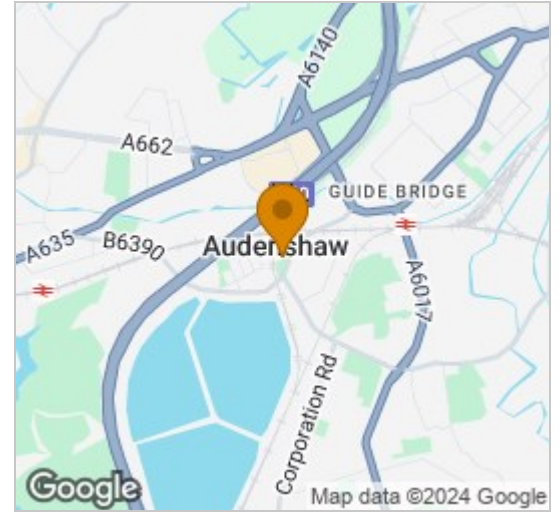
 3  1  1  C



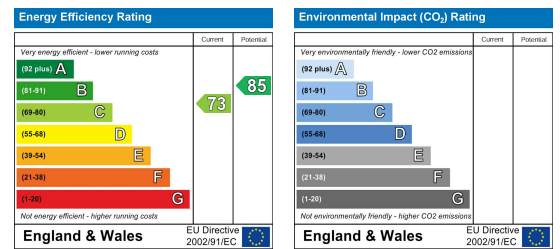
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our My Property Club Office on 0161 850 9730 if you wish to arrange a viewing appointment for this property or require further information.

- FABULOUS FAMILY HOME
- STUNNING DESIGNER KITCHEN
- AMAZING GARDEN AREA
- EXCELLENT TRANSPORT LINKS
- WELL PRESENTED THROUGHOUT
- THREE DOUBLE BEDROOMS
- CANTILEVER DOORS
- GARAGE
- FREEHOLD
- SOUGHT AFTER LOCATION



Welcome to this stunning semi-detached family home located on the desirable Sidmouth Street in Audenshaw, Manchester.

The heart of this home is the absolutely fabulous designer kitchen, complete with top-of-the-line Neff appliances, an island for added workspace, and elegant porcelain tiled floors. The cantilever doors open up to reveal a well-manicured garden, perfect for enjoying a morning coffee or hosting summer barbecues with friends and family.

The fully fitted utility room complete with a downstairs toilet finishes off the ground floor of this magnificent home.

As you step upstairs, you'll be greeted by a beautifully designed family bathroom featuring a large self-contained shower cubicle and a luxurious whirlpool bath, ideal for unwinding after a long day.

This exquisite property boasts three double bedrooms, perfect for a growing family or those in need of extra space.

The tasteful decor flows throughout the house, creating a warm and inviting atmosphere in every room.



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.

66 Hyde Road, Denton, Manchester, M34 3AG

Tel: 0161 850 9730 Email: [sales@mypropertyclub.co.uk](mailto:sales@mypropertyclub.co.uk)