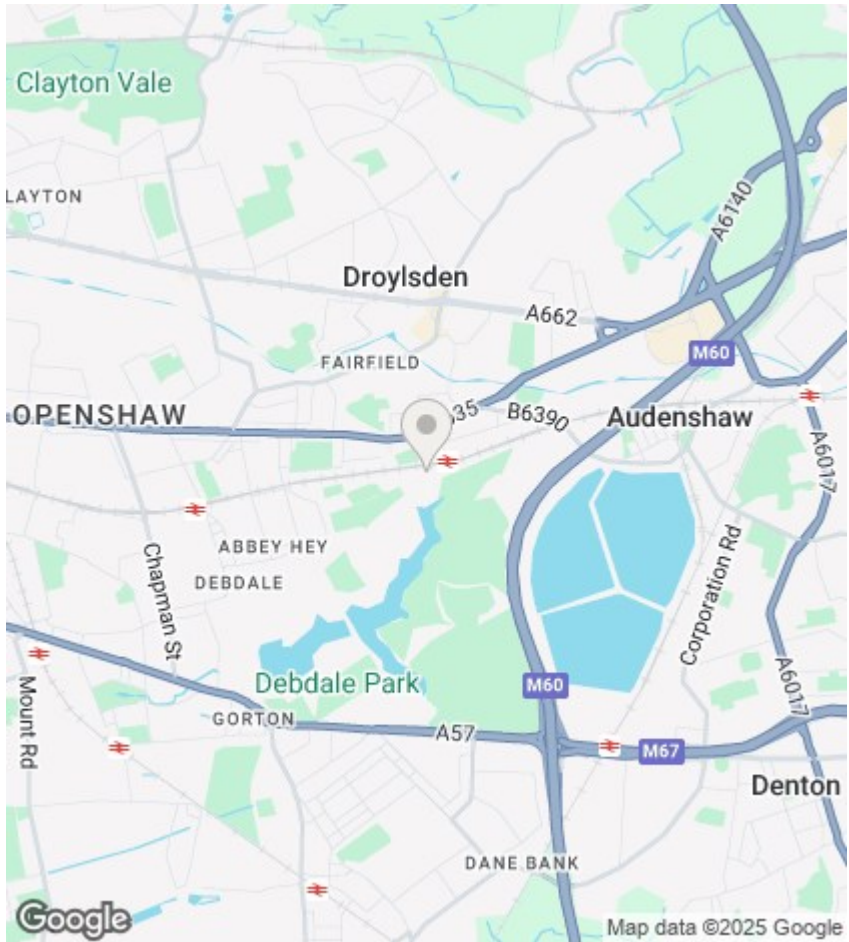




113 Boothdale Drive, Audenshaw, Manchester, M34 5JU

Offers Over £455,000

- Four bedrooms detached house
- Three Modern bathrooms
- Double glazed windows and central Heating
- Close to Manchester city centre
- In a sought-after area of Audenshaw
- Three spacious reception rooms
- large front and rear garden
- New carpet, paint and blinds
- Close to motorway, amenities and transport links
- Ideal for large families



Viewings

Viewings by arrangement only. Call 0161 804 3480 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	81
(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		

GROUND FLOOR

1ST FLOOR



113 BOOTHDALE DRAUDENSHAW, MANCHESTER M34 5JU

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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