

# DAWSONS

Property Professionals since 1925

18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: [www.wcdawson.com](http://www.wcdawson.com) Email: [reception@wcdawson.com](mailto:reception@wcdawson.com)



## Spring Bank Avenue, Audenshaw, M34 5WG

Occupying a larger than average corner garden plot, this well-proportioned three-bedroom family house comes onto the market in good order throughout having undergone a refurbishment programme including re-plastering and redecoration of a number of internal walls, upgrade of the electrical installation, majority new floorcoverings. \*Viewing recommended\*

Offering further scope for extensions (STP), the property is situated in a popular residential location convenient for all amenities and enjoys excellent commuter links.

**Offers Over £215,000**



**CHARTERED SURVEYORS, ESTATE AGENTS  
& PROPERTY MANAGEMENT SPECIALISTS**



# Spring Bank Avenue, Audenshaw, M34 5WG

- Well-Proportioned Three-Bedroom End Mews Property
- Good Size Corner Garden Plot With Further Potential (STP)
- Upgrading Works Have Been Recently Undertaken
- Driveway Providing Off-Road Vehicular Parking
- Good Order Throughout
- uPVC Double-Glazing And Gas-Fired Central Heating
- Well Placed For Local Junior And High Schools
- Excellent Commuter Links To Manchester City Centre
- Ideally Suited To A Growing Family
- Internal Inspection Highly Recommended

## The Accommodation Briefly Comprises:

Entrance hallway, lounge with feature fireplace open to the dining room which has patio doors onto the rear garden. The dining area is open to the kitchen which has a range of wall and floor mounted units. To the first floor there are three well-proportioned bedrooms and a bathroom with modern white suite.

Externally, the property sits in a good size corner plot with a forecourt garden, driveway to the gable elevation providing ample off-road parking. To the rear, the well stocked garden has a BBQ/patio area with further lawned gardens and mature border plants and shrubs.

The property occupies a pleasant position within an established and most popular residential location which is in easy reach of a number of local town centres as well as having excellent commuter links to Manchester City Centre. Local junior and high schools are also within easy reach making the property ideally suited to family occupation.

## The Accommodation In Detail Comprises:

### GROUND FLOOR

#### Entrance Hallway

Laminate flooring, uPVC double-glazed front door and window, central heating radiator.

#### Lounge

11'8 x 10'10 plus box bay window 5'8 x 2'1 (3.56m x 3.30m plus box bay window 1.73m x 0.64m) uPVC double-glazed window, feature fireplace with a living flame coal effect gas fire, laminate flooring, central heating radiator.

#### Dining Area

11'10 x 10'7 (3.61m x 3.23m) uPVC double-glazed patio doors, laminate flooring, central heating radiator.

#### Kitchen

8'6 x 5'11 (2.59m x 1.80m) Single drainer stainless steel sink unit, a range of wall and floor mounted units, plumbing for automatic washing machine, four-ring gas hob, part-tiled, uPVC double-glazed window.

### FIRST FLOOR

#### Landing

Loft access, uPVC double-glazed window.

#### Bedroom 1

12'8 x 10'2 (3.86m x 3.10m) uPVC double-glazed bow window, laminate flooring, central heating radiator.

#### Bedroom 2

10'2 x 10'9 reducing to 10'2 (3.10m x 3.28m reducing to 3.10m) uPVC double-glazed window, laminate flooring, central heating radiator.

#### Bedroom 3

9'8 x 6'7 maximum including bulkhead (2.95m x 2.01m maximum including bulkhead) uPVC double-glazed window, laminate flooring, central heating radiator.

#### Bathroom/WC

6'1 x 5'11 (1.85m x 1.80m) Modern white suite having panelled bath, wash hand basin with vanity storage unit below, low-level WC, part-tiled, recess spotlights, uPVC double-glazed window, central heating radiator.

## EXTERNAL

The property occupies a good size corner plot having forecourt garden, a good size driveway providing ample off-road parking.

The substantial rear garden plot has a useful brick-built outbuilding with an electric point. There is a patio and BBQ area with further lawned gardens and well-stocked mature border plants and shrubs.

## TENURE

Freehold - Solicitors to confirm.

## COUNCIL TAX

Council Tax Band "A".

## VIEWINGS

Strictly by appointment with the Agents.



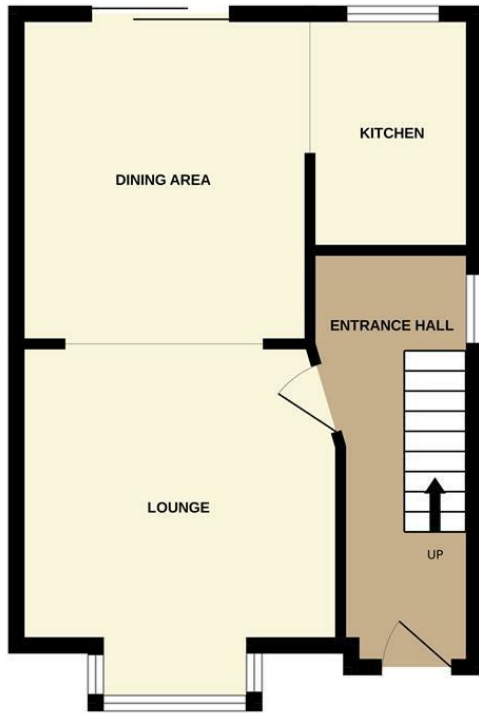
## Directions





# Floor Plan

GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2024

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.

