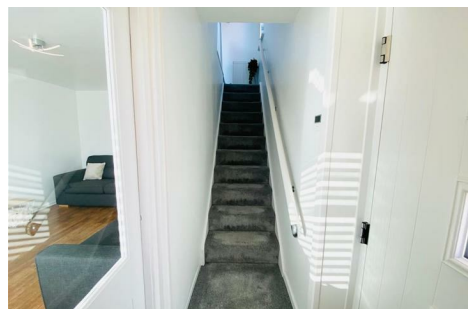


18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: www.wcdawson.com Email: reception@wcdawson.com



Ravenwood Drive, Audenshaw, M34 5EF

Dawsons are pleased to offer for sale this spacious, two bedroom semi detached home, extended to the rear. The property is immaculately presented throughout and offers good sized living space. Located in a sought after area of Audenshaw, close to local junior and high schools, Crown Point North retail park and Denton Wellness Centre, along with its many restaurants and bars. The property is also conveniently placed close to Guide Bridge train station, many bus routes and motorway networks.

Viewing is highly recommended to appreciate what this property offers and would be ideal for a variety of purchasers, be it first time buyers, a young family or someone looking to downsize.

Price £230,000

Ravenwood Drive, Audenshaw, M34 5EF

- Extended Two Bedroom Semi Detached
- Immaculately Presented Throughout
- Large Kitchen/Diner
- Good Sized Garden To Rear
- Driveway & Low Maintenance Garden to Front
- Close to Several Junior & High Schools
- Excellent Transport Links Closeby
- Viewing Highly Recommended

Ground Floor

Entrance

Composite door to front, wood effect laminate flooring, radiator, stairs to first floor, wood and glazed door to:

Lounge

16'2" x 10'5" (4.95m x 3.18m)

Double glazed window to front, wood effect laminate flooring, wall mounted electric fire, radiator, wood and glazed door to:

Kitchen/Diner

14'4" x 12'4" (4.37m x 3.76m)

Double glazed window to rear, fitted with a range of wall and base units with work surface over, inset black resin sink and drainer with mixer tap, tiled splashbacks, built in electric oven and induction hob, plumbing for washing machine, space for fridge freezer and dryer, understairs storage cupboard (housing combi boiler), inset ceiling downlights, radiator, composite door leading to side and rear garden.

First Floor

Landing

Double glazed frosted window to side, radiator, access to boarded loft with double glazed Velux window via pull down ladder, storage cupboard, doors leading to:

Bedroom 1

Double glazed window to front, radiator.

Bedroom 2

Double glazed window to rear, radiator.

Bathroom

Double glazed frosted window to rear, fitted with a modern three piece suite comprising double ended square bath with mixer tap, rainfall shower over, vanity wash hand basin and low level WC, tiled walls, laminate flooring, inset ceiling downlights, modern radiator.

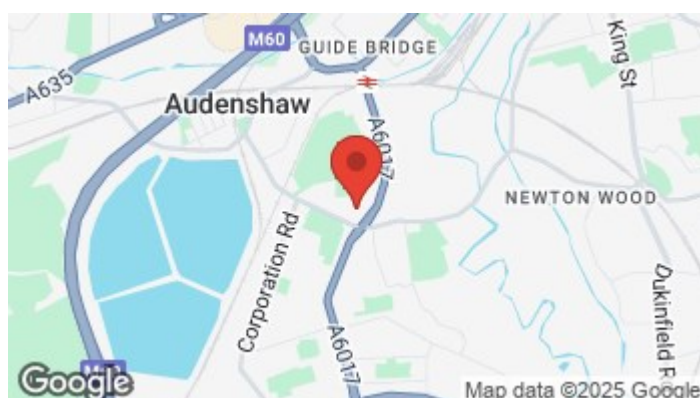
Externally

To the front of the property there are double gates leading to paved

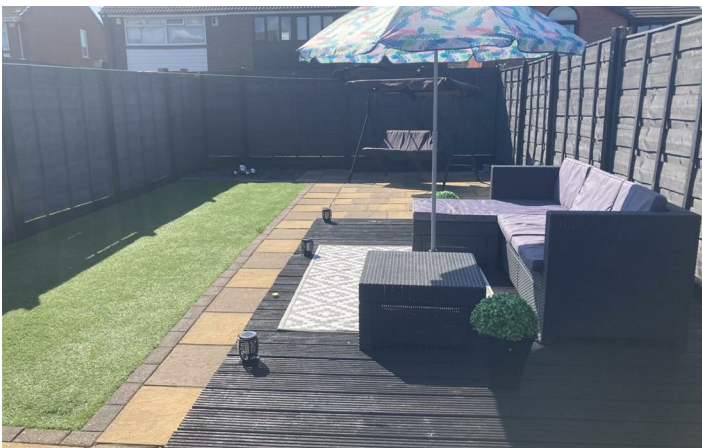
driveway, artificial lawn, gate to side leading to rear garden. Enclosed garden with paved area, artificial lawn and decking.

DISCLAIMER

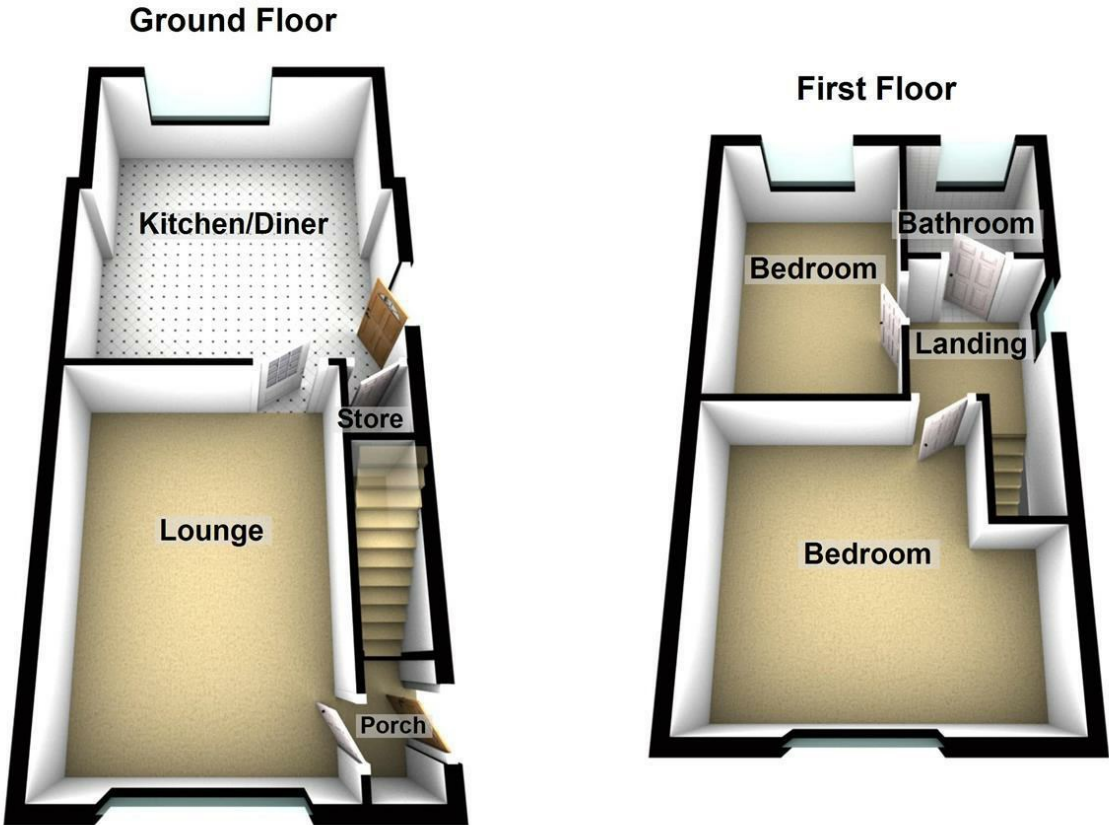
In compliance of the 1979 Estate Agency Act (section 21) we would advise all interested parties that the vendor of this property is an employee of W C Dawson & Son Ltd. (Dawsons)



Directions



Floor Plan



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.

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			(91-91) B		
(69-80) C			(89-90) C		
(55-68) D			(75-88) D		
(39-54) E			(59-54) E		
(21-38) F			(31-38) 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	