

DAWSONS

Property Professionals since 1925

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Milton Road, Audenshaw, Manchester, M34 5RG

Dawsons are pleased to bring to market this two bedroom semi detached house situated in the popular residential area of Audenshaw, this property offers a fantastic opportunity for first-time buyers, small families, or investors alike. Ideally situated close to schools, transport links including nearby Metrolink stop, Ashton Moss Leisure Park and Snipe Retail Park.

Price £195,000



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



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- Two well-proportioned bedrooms
- Spacious lounge and kitchen area
- Private driveway providing off-road parking
- Generous rear garden
- Semi-detached with side access
- Excellent Commuter Links
- Close to local amenities
- Internal Inspection Highly Recommended

GROUND FLOOR

Entrance hallway

uPVC front door, gas central heating radiator, stairs to first floor, door leading to reception room.

Reception room

9' x 12' (2.74m x 3.66m)
uPVC double glazed windows, gas central heating radiator, double doors leading to kitchen.

Kitchen

14' x 9' (4.27m x 2.74m)
uPVC double glazed window X2, plumbing for automatic washing machine, space for oven with hob, space for fridge freezer, inset sink with drain and mixer tap.

Conservatory

11' x 8' (3.35m x 2.44m)
Patio doors leading to rear garden.

FIRST FLOOR

Doors leading to, bedroom one, bedroom two and bathroom.

Bedroom one

14' x 9' (4.27m x 2.74m)
uPVC double glazed window, gas central heating radiator.

Bedroom two

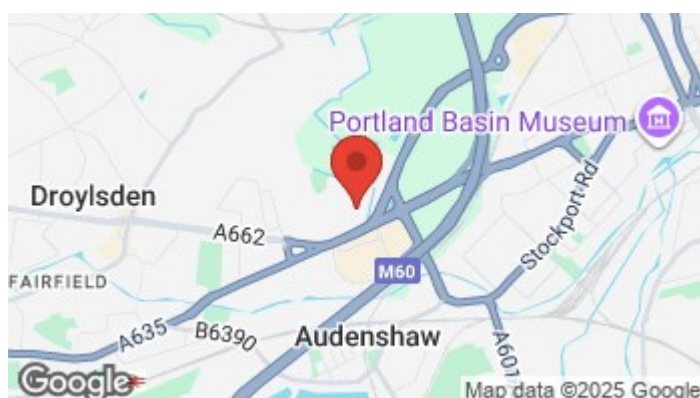
7' x 9' (2.13m x 2.74m)
uPVC double glazed window, gas central heating radiator.

Bathroom

6' x 6' (1.83m x 1.83m)
uPVC double glazed window, wash hand basin with vanity, low level WC, walk in shower.

Externally

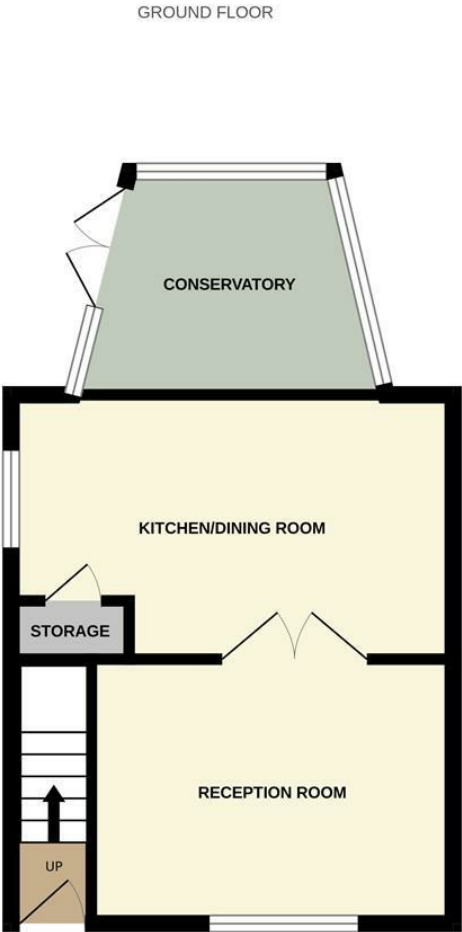
Driveway, rear garden with grass and patio area.



Directions



Floor Plan



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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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		
<div><div></div><div>(92 plus) A</div><div>(81-91) B</div><div>(69-80) C</div><div>(55-68) D</div><div>(39-54) E</div><div>(21-38) F</div><div>(1-20) G</div></div>			<div><div></div><div>(92 plus) A</div><div>(81-91) B</div><div>(69-80) C</div><div>(55-68) D</div><div>(39-54) E</div><div>(21-38) F</div><div>(1-20) G</div></div>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		