



North Road | Audenshaw | M34 5RH

EDWARD
mellor



Features

- Stunning Semi Detached Family Home
- 3 Double Bedrooms
- Beautifully Fitted Kitchen & Bathroom
- Driveway & Garage
- Landscaped Gardens

A truly stunning and thoughtfully remodelled 3 double bedroom family home which has been completely transformed and refurbished by the current proud owner and which simply must be viewed internally to be fully appreciated. Attention to detail is evident throughout with quality

standard of fittings and meticulous personal touches which make it simply ready to move into and perfect for young families. The property features a superbly fitted and open plan kitchen with integrated appliances and adjacent dining area and a luxurious 3 piece family bathroom suite whilst also

benefiting from 3 genuine double bedrooms, a stunning living room with feature focal fireplace, landscaped gardens and a driveway and garage providing ample parking. Viewing highly recommended.

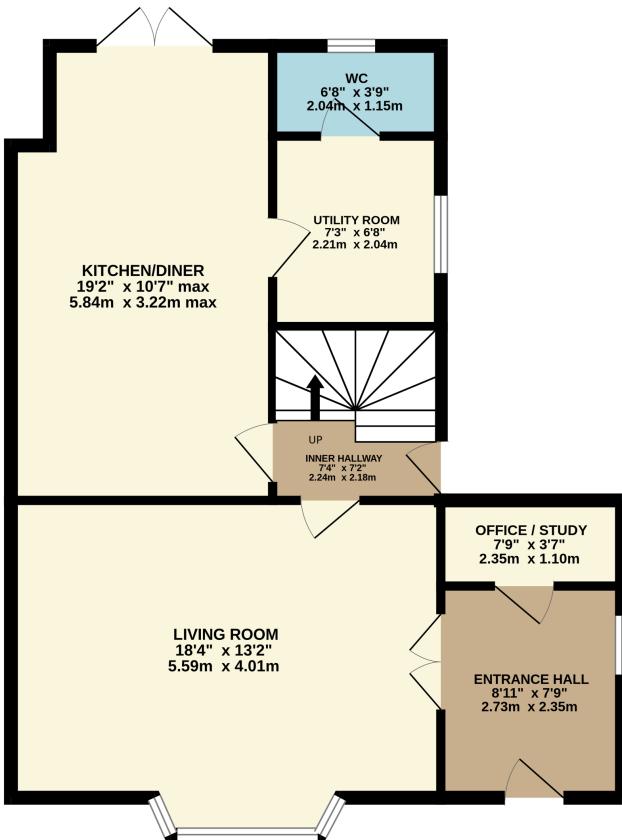


North Road is a popular and convenient residential location with great public transport links to Manchester City Centre and nearby shopping facilities. The accommodation on offer briefly comprises : Welcoming entrance hall with decorative "Karndean" flooring, useful home office / study, hugely impressive and beautifully presented main living room providing the perfect space for entertaining and social gatherings, inner hallway with winding stairs leading to the first floor, superbly fitted kitchen which is open plan into a good size dining area, attractively fitted utility room with integrated freezer and washing machine whilst a useful downstairs WC completes the ground floor accommodation. To the first floor, a landing with access to a boarded loft space leads to 3 fabulous size double bedrooms (2 with built in wardrobes and vanity area) whilst a quality 3 piece shower room completes the first floor. The property stands on a lovely size plot that features ample parking and a detached garage. To the rear are private and beautifully landscaped gardens which are perfect for outdoor entertaining and social gatherings.

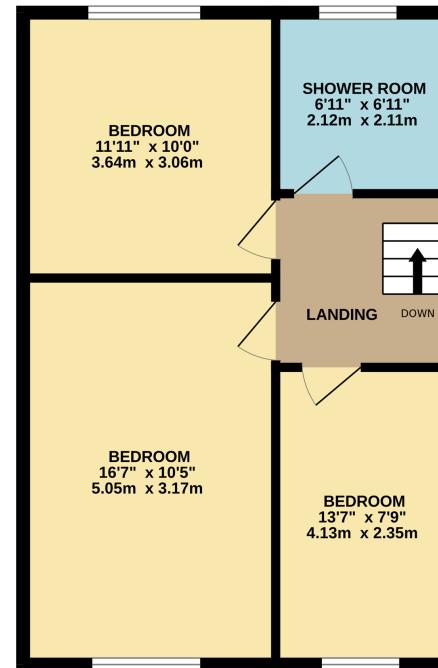
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
685 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 1191 sq.ft. (110.7 sq.m.) approx.

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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Important Information

- Council Tax Band: C
- Tenure:Freehold

EPC Rating

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