



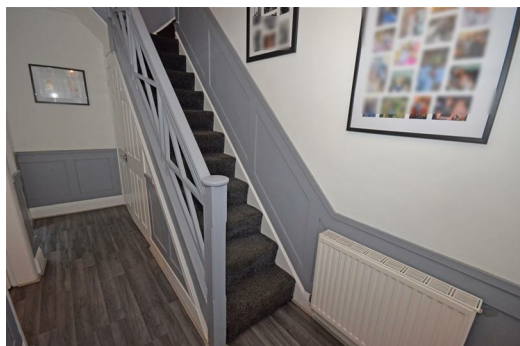
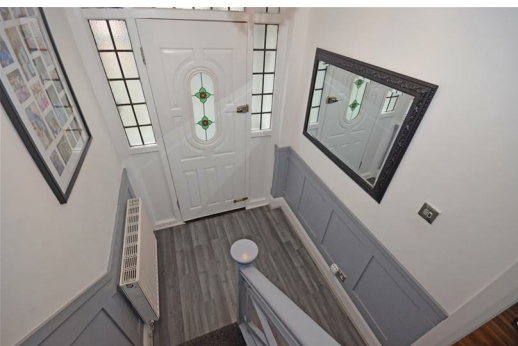
Aldwyn Park Road, Audenshaw, Manchester, M34 5NX

Offers in the region of £365,000

Home Estate Agents are pleased to offer for sale this immaculate and fantastically sized five bedroom extended semi detached property ideally located on a quiet and sought after cul de sac in Audenshaw, Tameside.

Occupying a pleasant position the well planned and deceptively spacious property has been well cared for and much improved by the present owners and is in a ready to move into condition with accommodation that briefly comprises: Entrance porch, entrance hallway, lounge, superb open plan dining room and fitted kitchen with patio doors to the landscaped rear garden. To the first floor there are five good sized bedrooms, and a family bathroom/WC. To the outside the property has gardens to the front and a good sized landscaped rear garden and a driveway with double gates. The property is Upvc double glazed and gas central heated ensuring that this property will appeal to even the most discerning of purchasers.

Fantastic Family Sized Home, Sought After Location, Viewing Essential!



GROUND FLOOR

Entrance Porch

Composite double glazed front door with double glazed windows to the front and side and door to hallway.

Hallway

Decorative panelled walls, stairs to the first floor, double doors to under stairs storage and radiator.

Lounge

11'1" x 10'11" (3.37m x 3.33m)

Upvc double glazed bay window to front elevation, ceiling cornices, TV aerial point and radiator.

Open Plan Living

22'10" x 24'8" (6.95m x 7.52m)

Superb open plan dining room and fitted kitchen with patio doors to the landscaped rear garden, inset ceiling spotlights, matching range of contemporary fitted base and wall units incorporating a four ring electric hob with extractor hood above, fitted electric double oven and microwave, integrated fridge and freezer, integrated dishwasher, inset ceiling spot lights, washing machine, double breakfast bar, Upvc double glazed windows to the front and rear, radiators.

FIRST FLOOR

Landing

Split landing with access to roof void.

Bedroom 1

11'9" x 10'11" (3.59m x 3.33m)

Matching range of fitted wardrobes with top boxes, vanity and bedside units, Upvc double glazed window to rear, radiator.

Bedroom 2

12'0" x 10'11" (3.66m x 3.33m)

Upvc double glazed bay window to front, matching range of fitted wardrobes with vanity units and radiator.

Bedroom 3

6'7" x 6'6" (2.00m x 1.97m)

Upvc double glazed window to front, inset ceiling spot lights and radiator.

Bedroom 4

11'3" x 6'6" (3.44m x 1.97m)

Upvc double glazed window to rear, inset ceiling spot lights and radiator.

Bedroom 5

7'0" x 6'8" (2.14m x 2.02m)

Upvc double glazed window to front and radiator.

Bathroom/WC

Stylish tiling throughout with large walk in shower cubicle with mixer rain shower, wall mounted vanity wash hand basin, low level WC, wall mounted mirror, Upvc double glazed window to the rear and heated towel rail.

OUTSIDE

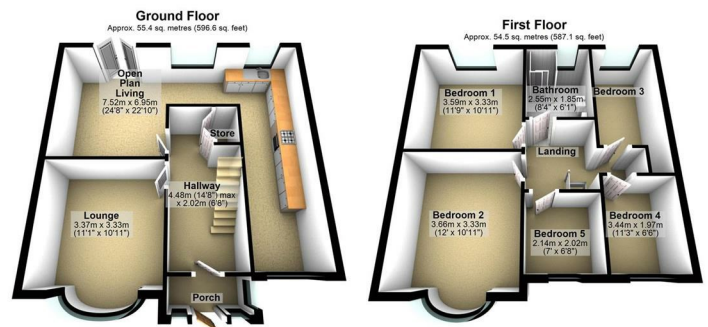
Gardens

To the outside the property has gardens to the front being block paved with walled boundaries and double wrought iron gates. Whilst to the rear is an excellent sized landscaped garden with paved patio area surrounding an astrurfed lawned area, flower borders, fenced boundaries, outside bar and mature bushes.

DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/herself of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.



Total area: approx. 110.0 sq. metres (1183.7 sq. feet)

