



Ravenwood Drive  
Manchester, M34 5EF  
Offers over £175,000



## Ravenwood Drive, Manchester, M34 5EF

Home Estate Agents are thrilled to offer for sale this two bedroom semi detached property located in a sought after area of Audenshaw.

Boasting two double bedrooms, gardens to the front and rear, a detached garage which offers a great versatile space and benefiting from no vendor chain, this home is perfect for first time buyers or the growing family. Conveniently located close to local amenities, schools, parks and transport links. Don't miss out on the chance to make this property your home.

**\*\*Viewing Highly Recommended\*\***

In brief the accommodation comprises of: Lounge and kitchen to the ground floor. Two double bedrooms and family bathroom to the first floor. Lawned garden to the front, shared driveway leading to the detached garage. Enclosed garden to the rear.

### GROUND FLOOR

#### Lounge 16'5" x 13'5" (5.00m x 4.09m)

Door to side, double glazed window to front, radiator, stairs to first floor, door to:

#### Kitchen 6'6" x 13'5" (1.98m x 4.09m)

Fitted with a matching base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, door to storage cupboard, door to side leading out to rear garden.

### SECOND FLOOR

#### Landing

Doors to:

#### Master Bedroom 11'4" x 13'5" (3.46m x 4.09m)

Double glazed window to front, radiator.

#### Bedroom 2 11'6" x 7'5" (3.51m x 2.25m)

Double glazed window to rear, radiator.

#### Bathroom 5'4" x 5'9" (1.62m x 1.74m)

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to rear, heated towel rail.

### OUTSIDE

Lawned garden to the front, shared driveway leading to the detached garage. Enclosed garden to the rear with lawn and paved patio area.

### 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/her self 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.

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### Ground Floor



### First Floor





