



North Road, Audenshaw, Manchester, M34 5RH

Offers over £350,000

Sumptuous living accommodation is afforded by this immaculate and impressively sized three bedroom semi detached property with loft room and is ideally positioned on an excellent sized corner plot with gardens to three sides, conservatory, garage and parking for several vehicles, with excellent transport links and local amenities.

The well planned and spacious accommodation has been well cared for and much improved by the present owners and is certainly a credit to them with accommodation that briefly comprises: To the ground floor, entrance hallway, fantastic large, light and airy living room with three windows flooding the room with light, dining room opening to the conservatory and contemporary fitted kitchen. To the first floor there are three excellent sized bedrooms and a luxury four piece contemporary fitted bathroom suite. To the outside the property boasts gardens to three sides with landscaped gardens to the front and rear and superbly sized resin driveway for several vehicles with double gates. The property is further complemented by double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers.

Immaculate & Impressive - Viewing Highly Recommended!



GROUND FLOOR

Entrance Hall

Double glazed front door, window to side, meter cupboards, under stairs cupboard with gas central heating boiler, stairs to the first floor and radiator.

Lounge

13'7" x 18'9" (4.13m x 5.72m)

Three Upvc double glazed bay windows flooding the room with light, fitted decorative living flame gas fire, TV aerial point, ceiling cornices, wall light points, decorative tiled wall, double doors to dining room and radiator.

Dining Room

14'11" x 11'0" (4.55m x 3.35m)

Archways to conservatory and kitchen, fitted wood burner, ceiling cornices, TV aerial point, fitted air conditioning unit and radiator.

Kitchen

11'3" x 7'5" (3.42m x 2.27m)

Contemporary fitted kitchen in high gloss white with 1 1/4 single drainer sink unit and work tops over, fitted electric hob, fitted electric double oven and microwave, inset ceiling spot lights. Upvc double glazed windows to the rear and side elevations.

Conservatory

11'4" x 10'1" (3.47 x 3.09)

Upvc double glazed with double doors to the rear garden and radiators.

FIRST FLOOR

Landing

Door and stairs the second floor loft room, decorative tiled wall, Upvc double glazed window to the side and wall light point.

Bedroom 1

13'9" x 10'7" (4.20m x 3.23m)

Matching range of fitted wardrobes, Upvc double glazed window to front, ceiling cornices and radiator.

Bedroom 2

12'1" x 11'0" (3.69m x 3.35m)

Matching range of fitted wardrobes, Upvc double glazed window to rear and radiator.

Bedroom 3

13'9" x 7'10" (4.20m x 2.39m)

Upvc double glazed windows to the front and side, radiators.

Bathroom/WC

Superb contemporary fitted bathroom suite with white panelled bath, separate shower cubicle with mixer shower, wash hand basin, low level, WC, two Upvc double glazed windows to rear, tiled walls and floor, heated towel rail.

SECOND FLOOR

Loft Room

15'2" x 13'2" (4.63m x 4.02m)

Velux window to side, inset ceiling spotlights and radiator.

OUTSIDE

Garage

15'5 x 8'9 (4.70m x 2.67m)

Up and over door, power and light, water.

Gardens & Driveway

To the outside the property boasts gardens to three sides with landscaped gardens to the front and rear and superbly sized resin driveway for several vehicles with double gates.

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.

