

HUNTERS[®]

HERE TO GET *you* THERE



Clarendon Road

Audenshaw, Manchester, M34 5GA

Offers Over £280,000



Delighted to present to the market this semi-detached house for sale, brimming with potential. While currently in need of renovation, this property presents a unique opportunity for investors to add value and create an enviable family home in a sought-after location.

The property boasts a total of three bedrooms. The master bedroom is a generous double room, as is the second bedroom, while the third offers a comfortable single room. The property comes with a bathroom, equipped with a separate W.C., adding a touch of convenience to the home.

Two reception rooms provide ample space for relaxation and entertaining. The first reception room is graced with large windows allowing for a flood of natural light, and a charming fireplace adding character to the space. The second reception room also features a fireplace and offers a pleasing garden view and direct access to the garden, perfect for summer gatherings.

The kitchen, benefiting from natural light, awaits your personal touch to transform it into the heart of the house.



- Lounge 11'37 x 14'38 (3.35m x 4.27m)
- Dining Room 11'37 x 15'77 (3.35m x 4.57m)
- Kitchen 14'79 x 6'37 (4.27m x 1.83m)
- Bedroom 1 14'58 x 10'96 (4.27m x 3.05m)
- Bedroom 2 10'91 x 15'95 (3.05m x 4.57m)
- Bedroom 3 8'17 x 6'92 (2.44m x 1.83m)

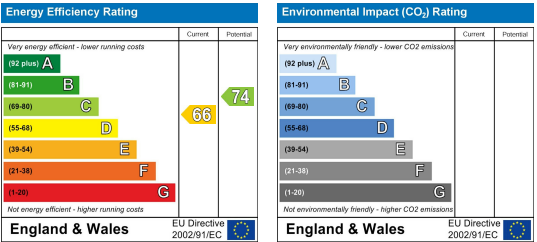
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.