



HUNTERS[®]
HERE TO GET *you* THERE

29 Park Road, Audenshaw, Manchester, M34 5QW

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Asking Price £450,000

Presenting this immaculate semi-detached house, beautifully appointed and thoughtfully designed for modern family living. Located within proximity to excellent public transport links, reputable schools, local amenities, and the Snipe retail park, this property offers both convenience and contemporary comfort.

Internally, the residence features an inviting reception room, enhanced by large windows that fill the space with natural light and showcase the elegant wood floors. The sophisticated fireplace creates a warm and welcoming centrepiece, ideal for relaxing or entertaining guests.

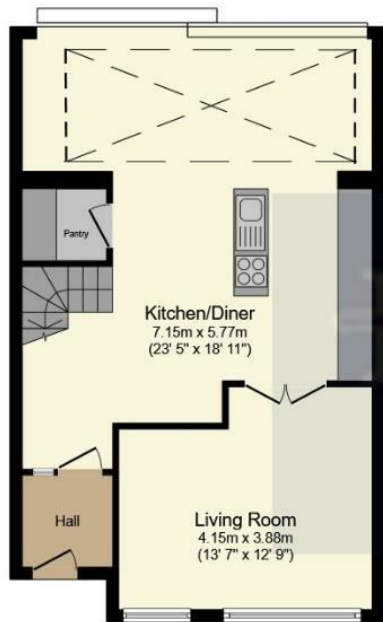
The expansive open-plan kitchen has been meticulously finished, featuring high-end appliances, a stylish kitchen island, and substantial natural light. Bi-fold doors open to the garden, seamlessly blending indoor and outdoor living. The adjoining utility room offers additional practicality, perfect for family needs. A dedicated dining space provides a wonderful spot for family meals and entertaining.

Upstairs, you will find three well-proportioned bedrooms. The master bedroom benefits from built-in wardrobes and large windows, creating an airy and spacious retreat. The second double bedroom includes built-in wardrobes, a unique mezzanine level, and ample storage solutions. The single bedroom is enhanced by a velux window, delivering abundant light and further useful storage.

The contemporary bathroom is finished to an exceptional standard, boasting a luxurious rain shower, wet room layout, and heated floors—a true sanctuary for relaxation.

The exterior of the home is equally impressive, featuring an immaculately designed garden with a generous BBQ area, Jacuzzi and electric awning, ideal for outdoor entertaining. A summer house, complete with a W.C. and outside shower, offers versatile space for use as a garden office or a serene retreat. Additional luxuries include underfloor heating throughout, a built-in sound system downstairs, integrated LED lighting, and underfloor heating.

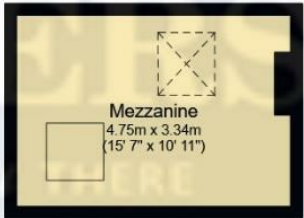
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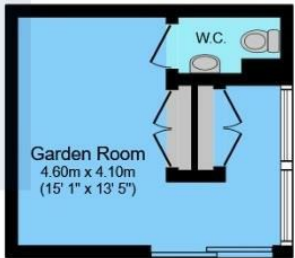
Ground Floor
Floor area 59.8 sq.m. (644 sq.ft.)



First Floor
Floor area 45.0 sq.m. (485 sq.ft.)



Second Floor
Floor area 16.0 sq.m. (172 sq.ft.)



Outbuilding
Floor area 18.4 sq.m. (198 sq.ft.)

Total floor area: 139.2 sq.m. (1,499 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Lounge
13'7" x 12'8"

Kitchen/Diner
23'5" x 18'11"

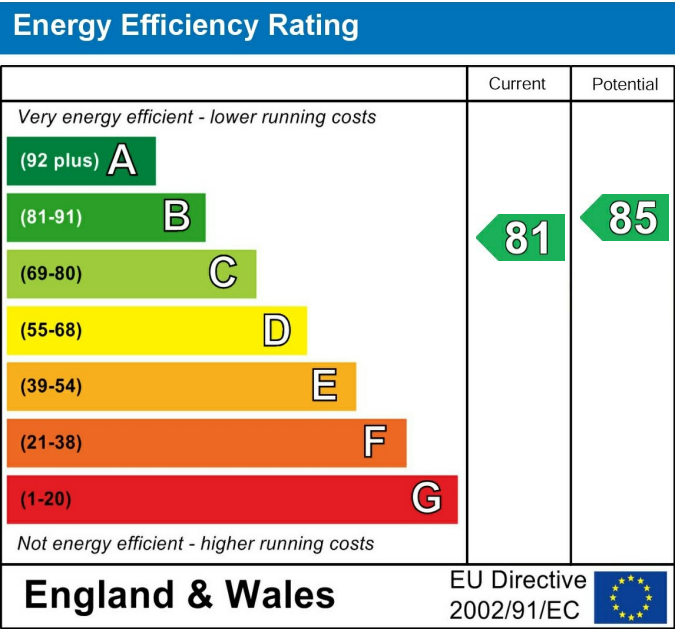
Bedroom 1
13'5" x 9'9"

Bedroom 2
11'10" x 10'4"

Bedroom 3
10'4" x 10'3"

Mezzanine
15'7" x 10'11"

Garden Room
15'1" x 13'5"



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. 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.











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