



- THREE BEDROOM
- TWO RECEPTION ROOMS
- UPDATING REQUIRED
- DRIVEWAY PARKING
- uPVC DG & GCH

- SEMI DETACHED
- SHOWER ROOM
- POPULAR AUDENSHAW LOCATION
- GARDENS
- NO VENDOR CHAIN



## Property Description

**\*\*FANTASTIC FAMILY HOME\*\* NO VENDOR CHAIN \*\* POPULAR AUDENSHAW LOCATION\*\*** Saltsman and Co Estate Agents welcome to the open market this Three bedroomed family home for sale with no vendor chain. This property has been well cared for by its current owner but would now benefit from a programme of updating making it an ideal purchase for any buyer looking for a home to put their own personal touch on. Conveniently located in a popular quiet residential location in Audenshaw a short distance from local amenities; transport connections and popular primary and secondary schools. Briefly the accommodation comprises; entrance hall, lounge, dining room and kitchen to the ground floor. Three bedrooms and bathroom to the first floor. To the front of the property is a low maintenance garden with driveway for off road parking. To the rear of the property is an enclosed garden with patio and area laid to lawn. Internally viewing is advised to fully appreciate the living accommodation contained within.

### ENTRANCE HALL

uPVC double glazed front entrance door. Radiator and light point. Stairs providing access to all first floor accommodation.

### LOUNGE *14'77 x 9'65*

uPVC double glazed bay window to the front elevation. Fire with surround and hearth. Radiator, light and power points.

### DINING ROOM *11'49 x 10'81*

uPVC double glazed window. Radiator, light and power points.

### KITCHEN *9'95 x 7'11*

uPVC double glazed window to the rear elevation. Fitted with a range of wall and base units with complimentary work surface over. Plumbing for washing machine, space for free standing fridge freezer and space for cooker. Tiled to splash back, light and power points. uPVC double glazed door providing access to the side and rear garden.

### LANDING

Access to bedrooms and shower room. Loft hatch and light point.

### BEDROOM ONE *14'43 x 9'72*

uPVC double glazed window to the front elevation. Radiator, light and power points.

### BEDROOM TWO *11'94 x 10'87*

uPVC double glazed window to the rear elevation. Radiator, light and power points.

### BEDROOM THREE *8'17 x 6'96*

uPVC double glazed window to the front elevation. Radiator, light and power points.

### SHOWER ROOM

uPVC double glazed window. Corner shower cubicle with glass shower screen and sliding glass door. Low level wc and hand wash unit. Tiled to walls, radiator and light point.

### OUTSIDE

To the front of the property is an area laid to lawn with driveway to the side for off road parking. To the rear of the property is an enclosed garden with patio and area laid to lawn.



