



- THREE BEDROOMED
- WELL PRESENTED
- MODERN FITTED KITCHEN
- MODERN FAMILY BATHROOM
- FRONT & REAR GARDENS

- SEMI DETACHED
- TWO RECEPTION ROOMS
- DINING AREA
- DRIVEWAY PARKING
- uPVC DG & GCH



Property Description

****FANTASTIC FAMILY HOME** IMMACULATEDLY PRESENTED THROUGHOUT** TWO RECEPTION ROOMS** FOUR PIECE FAMILY BATHROOM** FRONT AND REAR GARDENS**DETACHED GARAGE**** Saltsman and Co Estate Agents welcome to the open market this well presented and recently refurbished three bedroomed semi detached family home. This property offers generous family living accommodation and is ready for any buyer to move straight into making it an ideal purchase for any buyer looking for a larger than average family home situated in a prime residential location of Audenshaw. This property welcomes you as soon as you walk through the door and benefits from two reception rooms, modern fitted kitchen and modern four piece fully tiled family bathroom. Briefly, the accommodation comprises; entrance hall, two reception rooms and dining kitchen to the ground floor. Three bedrooms and family bathroom to the first floor. To the front of the property is an area laid to lawn with block paved driveway offering off road parking for several cars. To the rear of the property is a good sized enclosed garden with patios and area laid to lawn. Detached garage. This family home is perfectly located a short distance from local amenities, schools and transport connections including the Manchester M60 motorway and Manchester City Centre Metro link. This property is uPVC double glazed and warmed via gas central heating. Internal viewing is strongly advised to fully appreciate the living accommodation contained within.

ENTRANCE HALL

Glass panel with leaded and stained glass design opening into entrance hall. Stairs to all first floor accommodation. Cupboard housing meters. Radiator, light and power points.

LOUNGE *13'71 x 13'59*

uPVC double glazed bay window to the front elevation with radiator beneath. Feature electric fire with attractive surround and hearth. Radiator, light and power points.

DINING ROOM *15'64 x 13'73*

uPVC double glazed French doors providing access to rear garden. Feature fire with complementary surround. Radiator, light and power points.

KITCHEN DINNER *13'17 x 6'96*

uPVC double glazed windows to the side elevation and uPVC double glazed window to the rear elevation. Fitted with a modern range of high gloss wall and base units with complimentary work surface over. Inset sink and drainer unit and inset four ring electric hob with oven and grill beneath and extractor fan over. Plumbing for washing machine and space for free standing fridge freezer. Tiled to splash back area. Useful pantry cupboard. uPVC double glazed door providing access to the side and rear garden. Radiator, spot lights to ceiling and power points. Dining area measurements 10'57 x 9'27.

LANDING

Access to bedrooms and bathroom. Loft hatch and light point.

BEDROOM ONE *13'98 max x 11'96*

uPVC double glazed window with radiator beneath. Light and power points.

BEDROOM TWO *13'77 x 9'71*

uPVC double glazed window with radiator beneath. Fitted wardrobes and top cupboards. Light and power points.

BEDROOM THREE *8'68 x 7'33*

uPVC double glazed window with radiator beneath. Laminate flooring, light and power points.

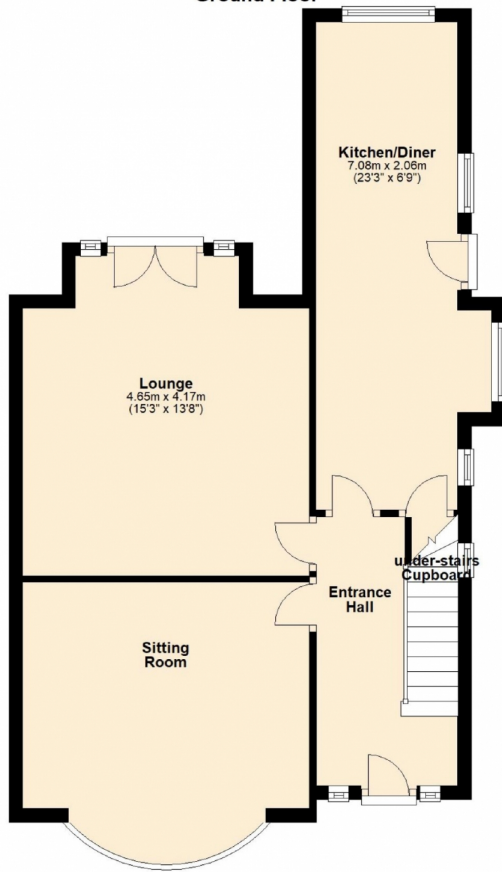
BATHROOM *11'44 x 7'17*

Modern four piece bathroom suite with uPVC double glazed window with panel bath beneath. Modern hand wash vanity unit, low level wc and walk in glass screen shower cubicle. Fully tiled to walls and floor. Radiator and spot lights to ceiling.

OUTSIDE

To the front of the property is a lovely sized garden with area laid to lawn. Block paved driveway providing off road parking. Access gate to the side and rear garden. Enclosed rear garden with patios, area laid to lawn and detached garage.

Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



Address: Manchester Road, Audenshaw, M34 5QR