



- THREE BEDROOMED
- NO VENDOR CHAIN
- SEPARATE DINING ROOM
- FREEHOLD
- COUNCIL TAX C
- DOUBLE GLAZED

- SEMI DETACHED
- FAMILY LOUNGE
- FOUR PIECE FAMILY BATHROOM
- GARDENS & DRIVEWAY
- UPDATING REQUIRED
- GAS CENTRAL HEATING

Property Description

****FIRST TIME BUYERS**NO VENDOR CHAIN** SEPARATE DINING ROOM** FRONT AND REAR GARDENS** DRIVEWAY PARKING** GARAGE**** Saltsman and Co estate agents welcome to the open market this larger than average three bedroomed semi detached family home for sale with no vendor chain. This generous sized property has been well loved and cared for by its previous owner but would benefit from a programme of cosmetic updating making it an ideal purchase for any buyers looking for a property to move into and make their own. Situated in a highly regarded residential location in Audenshaw and conveniently located a short distance from local amenities, popular schools and transport connections including the Manchester M60 motorway and Manchester Metro link. Briefly the accommodation porch, entrance hall, lounge, dining room, dining kitchen, conservatory and garage access to the ground floor. Three bedrooms and family bathroom to the first floor. To the front of the property is a garden with area laid to lawn and driveway providing off road parking with access to garage. To the rear of the property is an enclosed family sized garden with patio and area laid to lawn with established plant and shrub borders. 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 PORCH

uPVC double glazed front entrance door providing access to porch. Front entrance door opening to entrance hallway.

ENTRANCE HALL

Stairs to all first floor accommodation and doors providing access to all ground floor accommodation. Radiator, light and power points.

LOUNGE *12'18 aprox x 11'86*

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

DINING ROOM *13'61 x 11'53*

uPVC double glazed sliding patio doors opening into conservatory. Gas fire with surround and hearth. Fitted cupboards, radiator, light and power points.

KITCHEN DINER *11'05 x 6'76 dining area 12'94 x 8'94 kitchen area*

L shaped kitchen diner fitted with a range of wall and base units with worksurface over. uPVC double glazed window to the rear elevation. Space for free standing fridge freezer, space for cooker and plumbing for washing machine. Tiled to walls and tiled to floor. Light and power points. Door providing access to garage.

GARAGE *23'78 x 7'32*

Up and over door. Gas meter, light and power points.

CONSERVATORY *13'13 x 8'62*

Double glazed construction. Tiled floor. Light and power points.

LANDING

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

BEDROOM ONE *12'58 x 9'99*

uPVC double glazed window to the rear elevation with radiator beneath. Fitted wardrobes, top cupboards and drawers. Light and power points.

BEDROOM TWO *11'71 x 10'45*

uPVC double glazed window to the front elevation. Built in wardrobes, light and power points.

BEDROOM THREE *7'56 x 7'11*

uPVC double glazed window to the rear elevation with radiator beneath. Built in wardrobe and cupboard housing boiler. Light and power points.

BATHROOM *7'65 x 6'9*

uPVC double glazed window to the front elevation. Four piece bathroom comprising, panel bath with mixer tap shower, pedestal hand wash basin, low level wc, and walk in enclosed shower cubicle. Tiled to walls and tiled to floor. Light point.

OUTSIDE

To the front of the property is a garden with area laid to lawn with driveway for off road parking and access to garage. to the rear of the property is an enclosed family garden with patio and area laid to lawn with well established plant and shrub borders.

