



- FOUR BEDROOMED
- DOWNSTAIRS SHOWER ROOM
- FAMILY LOUNGE
- FAMILY BATHROOM
- POPULAR AUDENSHAW LOCATION

- DOUBLE EXTENDED
- DINING ROOM
- MODERN FITTED KITCHEN
- DRIVEWAY PARKING
- uPVC DG & GCH



Property Description

DOUBLE EXTENDED FOUR BEDROOMED SEMI DETACHEDSaltsman & Co are delighted to offer on to the sales market this deceptively large 4 bedroomed semi detached in a much sought after location at a very reasonable price so early viewing is highly recommended.*** The property has had a double extension and benefits from Gas Central Heating and double glazed windows and is close to all major transport links. The property's accommodation briefly comprises :

Hall to stairs,Living Room, Dining Room, modern fitted kitchen, downstairs wet room with WC. To the exterior there is a small garden to the front with driveway and a larger enclosed family garden to the rear.PLEASE CALL US NOW ON 0161 370 1445 TO AVOID DISAPPOINTMENT

ENTRANCE

Via double glazed front door

ENTRANCE HALLWAY

To the stairs with verticle radiator and a mirror, meter cupboard and feature flooring

DOWNSTAIRS WET ROOM 8'29 x 5'35

With shower head, low flush toilet and wash basin and feature wall coverin with fitted boiler/linen cupboard.

LOUNGE 10'71 x 8'66

To the front with wood laminate flooring, radiator pvc double glazed window and archeway through too:

DINING ROOM 11'07 x 10'69

With a radiator, wood laminate flooring with tasteful decor

MODERN FITTED KITCHEN SUITE 16'05 x 7'21

With fitted work tops,base/wall units, tiled splashback, 4 ring hob, fitted oven stainless steel sink unit and plumbed for automatic washer,

STAIRCASE

Leading up to the Landing

MAIN BEDROOM 12'47 x 9'03

To the front with bi folding door, fitted caropets, neutral decor, dado rail and a radiator

BEDROOM 2 16'57 x 6'50

With fitted carpets, radiator and feature wall covering.

BEDROOM 3 7'76 x 8'72

With wood laminate flooring, velux window fitted wardrobes and a radiator.

BEDROOM 4 6'74 x 6'34

To the front with wood laminate flooring, tasteful decor and a radiator with bi folding door.

FAMILY BATHROOM SUITE

Comprising panelled bath, wash basin, low flush toilet and chromed heated towel rail

OUTSIDE

There is a small garden and driveway to the front with a larger enclosed garden further to the rear with tool shed.

