



**Saltzman & Co**  
Estate Agents

**£495,000**

14 Longcroft Grove, Audenshaw, Manchester, Lancashire,  
M34 5SD



- THREE/ FOUR BEDROOMED
- HIGHLY REGARDED LOCATION
- SITTING AREA / PLAY AREA
- FOUR PIECE FAMILY BATHROOM
- UTILITY AREA
- DRIVEWAY PARKING
- COUNCIL TAX E

- EXTENDED DETACHED
- FAMILY LOUNGE
- MODERN KITCHEN
- ENSUITE BATHROOM
- DOWNSTAIRS WC
- LEASEHOLD - 957 YEARS REMAIN
- uPVC DG & GCH





## Property Description

**\*\* FAMILY BUYERS DO NOT MISS OUT \*\* THREE / FOUR BEDROOMED EXTENDED DETACHED \*\* SEPARATE DINING ROOM \*\* PLAY ROOM \*\* DOWNSTAIRS WC \*\* UTILITY AREA \*\* ENSUITE BATHROOM \*\* DRIVEWAY PARKING \*\*** Saltsman and Co Estate Agents are proud to present this distinguished three/four bedroom extended detached residence, enviably positioned within one of Audenshaw's most prestigious and sought after neighbourhoods. This impressive family home combines generous proportions with refined modern living, offering a turnkey opportunity for buyers seeking both comfort and quality. Upon entering, you are welcomed by a bright and inviting hallway that leads into a beautifully appointed family lounge and an adjoining open play area, creating a seamless flow of versatile living space. A separate dining room provides an elegant setting for entertaining, complemented by a contemporary fitted kitchen, downstairs WC, practical utility room, and a flexible fourth bedroom or office, ideal for home working or guest accommodation. The first floor hosts three well sized bedrooms, including a superb master suite complete with a private ensuite bathroom. A luxurious four piece family bathroom serves the remaining bedrooms, enhancing the home's appeal for modern family life.

Perfectly situated, the property offers effortless access to an excellent selection of local amenities, highly regarded primary and secondary schools, and superb transport connections, including the Manchester City Centre Metrolink and convenient M60 motorway links. Externally, the home features a low maintenance front garden and a block paved driveway providing off road parking. The enclosed rear garden offers a private retreat with a patio area and lawn, ideal for outdoor dining and relaxation. Beautifully presented throughout, this extended family home benefits from uPVC double glazing and gas central heating. An internal viewing is strongly recommended to fully appreciate the scale, style, and exceptional setting of this remarkable property.

### ENTRANCE HALL

Front entrance door opening into welcoming entrance hall. Access to all ground floor accommodation.

### LOUNGE 13'79 x 17'68

uPVC double glazed window to the front with radiator beneath. Stairs providing access to all first floor accommodation. Light and power points.

### SITTING AREA/ PLAY AREA 9'81 x 8'75

Radiator, light, and power points. Archway to dining room.

### DINING ROOM 17'31 x 9'38

uPVC double glazed windows to the rear and side elevation with radiator beneath. Light and power points. uPVC double glazed patio doors providing access to the rear garden and double glazed door providing access to the rear garden. Radiator, light and power points.

### KITCHEN 14'88 x 7'90

uPVC double glazed window to the side elevation and uPVC double glazed window to the rear elevation with sink and drainer beneath with mixer tap over. Fitted with a modern, stylish range of wall and base units, with a contrasting, complementary worksurface incorporating a small breakfast bar over. Integrated appliances. Protected to splash back areas and tiled to floor. Light and power points.

### DOWNSTAIRS WC

uPVC double glazed window to the side elevation. Low level WC and hand wash basin. Tiled to walls and tiled to floor. Wall mounted heated chrome towel rail and light point.

### UTILITY AREA 7'57 x 4'94

Wall and base units. Plumbing for washing machine. Light and power points.

### BEDROOM FOUR / OFFICE 9'01 x 7'50

uPVC double glazed window to the front elevation with radiator beneath. Light and power points.

### LANDING

Access to bedrooms and bathroom. Light and power points.

### BEDROOM ONE 16'87 x 7'49

uPVC double glazed window with radiator beneath. Fitted floor to ceiling wardrobes and matching drawers providing useful hanging and storage space. Light and power points.

### BEDROOM TWO 12'59 x 10'48

uPVC double glazed window with radiator beneath. Fitted floor to ceiling wardrobes providing useful hanging and storage space. Light and power points. Door to ensuite bathroom.

### ENSUITE BATHROOM 8'17 x 6'82

uPVC double glazed window. Free standing roll top bath, low level wc and hand wash. Built in shelving. Tiled to walls and floor. Light point.

### BEDROOM THREE 8'46 x 8'36

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

### BATHROOM 15'11 x 5'44

Four piece family bathroom with uPVC double glazed window with radiator beneath. Free standing deep roll top bath, hand wash, low level wc, and walk in shower area. Tiled to walls and floor. Light point.

### OUTSIDE

To the front of the property is a block paved driveway with area laid to lawn to the side with well established and stocked plant and shrub borders. To the rear of the property is an enclosed garden with block paved patio and area laid to lawn with well established and maintained plant and shrub borders. Garden shed.



