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54 Arnfield Road, Manchester, M34 5ZQ

Offers In The Region Of £450,000

Welcome to Arnfield Road! This beautifully presented four bedroom detached really is deceptively spacious - a glance at the front of the home doesn't reveal the scale of the property. Extended to the rear by the current owners to create a stunning open plan space complete with roof lantern and bi fold doors leading out to the garden, plus a garage conversion, this is a home perfect for busy family life.

As you approach you are greeted by driveway parking down the side of the home for two vehicles. Step through the front door into an entrance hallway with tiled flooring and a handy WC just off it. The lounge is situated to the front of the property. The kitchen is set to the rear and is modern, with white gloss cabinetry and silestone worktops, and benefits from a separate utility room just off it.

It is the rear reception room that really is the Wow factor here - with two roof lanterns and bi fold doors opening out onto the landscaped rear garden, this is a fabulous space with plenty of room for sofas and a dining table. Open plan with the kitchen, if you enjoy entertaining then this is the space for you!

Then there's the garage conversion, currently used as a home office, but this is where the versatility of the home really comes into its own. With its own external access

54 Arnfield Road

Audenshaw, Manchester, M34 5ZQ

Offers In The Region Of £450,000







Outside, the private rear garden has been landscaped to create a fantastic space for all the family to enjoy. There's a spacious patio with a retractable awning, making it ideal for outdoor dining and entertaining during the summer months, plus a low maintenance artificial lawn with planted borders.

Then there's the location! Arnfield Road is ideally placed for enjoying everything the surrounding area has to offer, with Denton, Audenshaw and Ashton all within easy reach. Crownpoint Retail Park provides a great range of shops, restaurants and everyday amenities, whilst there are plenty of local schools, cafes and leisure facilities nearby. For commuters, Guide Bridge railway station is just a five minute walk away, offering convenient links into Manchester and beyond, with excellent access to the M60 and M67 motorway networks for those travelling further afield.

Hallway
18'3" x 6'6" (5.57m x 1.97m)
Tiled flooring. Stairs to first floor. Door to:

Lounge
14'8" x 10'10" (4.47m x 3.30m)
Window to front. Tiled flooring. Ceiling light. Radiator.

WC
3'3" x 5'6" (1.00m x 1.68m)
Heated towel rail. WC. Wash hand basin. Ceiling light.

Kitchen Area
10'11" x 17'7" (3.33m x 5.35m)
Fitted with matching range of white gloss base and eye level units with coordinating black Silestone kitchen worktops over. Built in eye level double oven. Four ring induction hob. Undermount sink with mixer tap over. Space for fridge freezer. Integrated dishwasher. Downlights to ceiling. Tiled flooring. Open plan to living space.

Utility
3'3" x 4'11" (1.00m x 1.50m)
Plumbed for automatic washing machine and outlet pipe for dryer.

Open Plan Living
17'5" x 17'7" (5.32m x 5.35m)
A full wall of bi fold doors open out onto the rear garden. Two roof lanterns create a wonderful sense of natural light. Tiled flooring. Downlights to ceiling. Door to:

Office
16'7" x 9'1" (5.05m x 2.77m)
Window to front. Door to front providing access out to driveway. Double doors to rear opening out onto rear garden. Tiled flooring. Downlights to ceiling.

Stairs and Landing
14'6" x 6'6" (4.41m x 1.97m)
Doors to all bedrooms. Door to family bathroom.

Bedroom One
12'5" x 10'10" (3.78m x 3.30m)
Window to rear elevation. Ceiling light. Radiator. Door to:

En-suite
6'6" x 3'10" (1.98m x 1.17m)
A fully tiled shower room fitted with white three piece suite comprising of shower enclosure, WC and hand wash basin. Heated towel rail. Ceiling light.

Bedroom Two
10'7" x 10'10" (3.22m x 3.30m)
Window to front elevation. Ceiling light. Radiator.

Bedroom Three
10'11" x 6'6" (3.32m x 1.97m)
Window to rear elevation. Ceiling light. Radiator.

Bedroom Four
7'1" x 7'3" (2.16m x 2.21m)
Window to front. Ceiling light. Radiator.

Bathroom
6'6" x 6'7" (1.98m x 2.01m)
A fully tiled bathroom fitted with white three piece suite comprising of panelled bath with glass shower screen and shower over, WC and hand wash basin. Ceiling light. Heated towel rail.

Outside and Gardens
Driveway parking for multiple vehicles to side of property. Path leading to front door.

To rear there is a low maintenance rear garden laid with artificial lawn, with large patio complete with retractable awning.

Additional Information
Tenure: Freehold
Council Tax Band:
EPC Rating: B











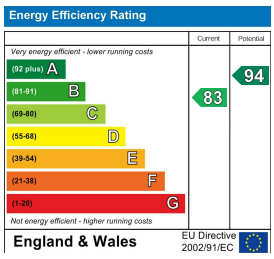


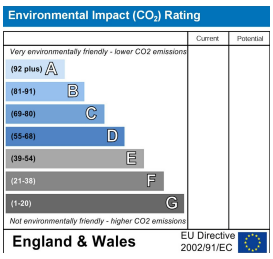




Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.





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