



- FOUR BEDROOMED
- LARGE FAMILY LOUNGE
- FAMILY BATHROOM
- SHOWER ROOM
- COUNCIL TAX D
- SERVICE CHARGE £238.38
- ENCLOSED REAR GARDEN

- TOWN HOUSE
- DOWNSTAIRS WC
- ENSUITE SHOWER ROOM
- POPULAR LOCATION
- GROUND RENT £316.80
- ALLOCATED PARKING SPACE
- uPVC DG & GCH



*****FAMILY BUYERS *** FOUR BEDROOMED TOWN HOUSE *** POPULAR AUDENSHAW LOCATION ** DOWNSTAIRS WC ** ENSUITE TO MASTER BEDROOM *** FAMILY BATHROOM ** GENEROUS LIVING ACCOMMODATION THROUGHOUT ***** Saltsman and Co Estate Agents welcome to the open market this beautifully designed four bedroom town house offering modern family living across three spacious storeys, set within a highly regarded development known for its friendly community feel and excellent transport connections. Perfectly located a short walk from the train station, the location provides effortless access to Manchester city centre, making it ideal for a busy family life. This home has been thoughtfully styled with a contemporary integrated kitchen, an ensuite shower room to the main bedroom, a family bathroom and an additional shower room, creating a layout that works perfectly for growing families or those who enjoy having space for guests. Every room has been finished with care, giving the house a warm and welcoming feel from the moment you step through the door and is ready for any buyer to move straight in.

Situated in the highly regarded Audenshaw location, this property falls within the catchment area of excellent schools with convenient access to the M60 motorway junctions and nearby shopping centres in Droylsden, Ashton under Lyne, Openshaw and Denton. The location supports family life in every way. The combination of space, style and setting makes this home a standout choice for buyers seeking comfort and convenience in equal measure. The accommodation comprises an inviting entrance hall, a downstairs wc, fitted kitchen and a spacious lounge diner on the ground floor. The first floor offers the main bedroom with ensuite, a second bedroom and the family bathroom. The second floor provides two further bedrooms and an additional shower room, creating a flexible layout that can adapt to changing family needs. Outside, the home enjoys a front garden with area laid with artificial lawn, an enclosed rear garden ideal for children or outdoor dining. Allocated parking space to the front. This family home 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 11'03 x 9'25 max

Front entrance door opening into spacious entrance hall. uPVC double glazed window to the front. Useful understairs storage cupboard. Radiator, laminate floor, light, and power points. Access to wc, lounge, and kitchen. Stairs providing access to all first floor accommodation.

WC

Low level wc and pedestal hand wash. Tiled to splash back, radiator, and light point.

KITCHEN 13'93 x 8'78

uPVC double glazed window to the front elevation with sink and drainer beneath. Fitted with a range of wall and base units with a complementary work surface over with inset four ring gas cooker. Integrated fridge freezer, double oven and dishwasher. Plumbing for washing machine. Tiled to splash back areas and tiled floor. Radiator, light and power points.

LOUNGE DINER 18'65 x 15'73 max

uPVC double glazed window to the rear elevation with radiator beneath. Laminate flooring, radiator, light, and power points. uPVC double glazed patio doors to rear garden

FIRST FLOOR LANDING

uPVC double-glazed window to the front elevation. Access to bedrooms and bathroom. Cylinder tank cupboard. Radiator, light, and power points.

BEDROOM 12'13 x 11'08

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

BEDROOM 14'83 x 11'03

uPVC double glazed window to the rear with radiator beneath. Fitted wardrobes and bedside drawers. Light and power points. Door to ensuite shower room.

ENSUITE SHOWER 7'23 max point into shower x 5'37

uPVC double glazed window to the rear. Glass screen shower cubicle, low level wc and pedestal hand wash basin. Part tiled to walls, including splashback areas. Radiator and light point.

BATHROOM 7'29 x 6'22

Panel bath with mixer tap shower, pedestal handwash, and low level wc. Part tiled to walls, radiator, and light point.

SECOND FLOOR LANDING

Access to bedrooms and shower room. Useful storage cupboard. Light point.

BEDROOM 12'56 x 11'04 into recess

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

BEDROOM 12'55 x 9'03 x

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

SHOWER ROOM

Glass screen shower cubicle, pedestal hand wash, and low level wc. Part tiled, radiator, and light point.

OUTSIDE

To the front of the property is a small lawn laid with artificial grass. Allocated parking space. To the rear is an enclosed garden with patio and area laid with artificial lawn.

