

DAWSONS

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Manchester Road, Audenshaw, Manchester, M34 5PX

This fully refurbished, deceptively spacious property offers spacious living, situated in the highly sought-after area of Audenshaw. This property benefits from brand new modern fitted Kitchen with free standing Fridge/Freezer (Gifted for use during tenancy).

Two Large Reception Rooms: Two bright and airy living spaces providing flexible options for a separate lounge and a formal dining room or family area. Three Bedrooms: including a large master bedroom and two additional versatile rooms. Family Bathroom with three piece suite & shower over. GCH & DG.

A substantial enclosed rear garden featuring a lawn and patio area.

Newly Refurbished: The property has undergone a comprehensive renovation with fresh décor, and updated flooring. Conveniently located for easy access to the M60 motorway and direct routes into Manchester City Centre.

Within walking distance of reputable schools such as Audenshaw School and close to shopping & leisure facilities.

£1295 pcm + Holding Deposit

Council Tax Band C

Energy Efficiency Rating E

£1,295 Per Calendar Month



**CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS**



Manchester Road, Audenshaw, Manchester, M34 5PX

- Refurbished throughout
- Two large reception rooms
- Schools & colleges close by
- Brand new Modern fitted Kitchen
- GCH & DG
- Motorway network within easy reach
- Gardens front & back
- Semi detached



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

