



Woodbridge Avenue, Manchester, M34 5LQ

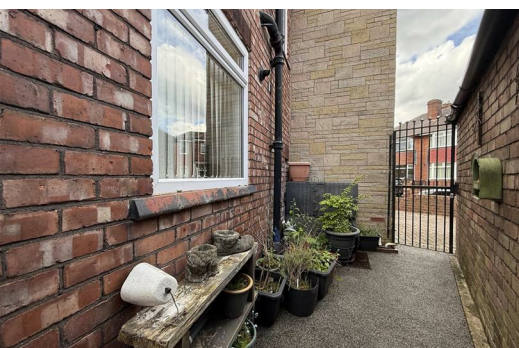
Price £310,000

Nestled in the charming area of Audenshaw, Manchester, this delightful semi-detached house on Woodbridge Avenue offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, making it easy to host gatherings or enjoy quiet evenings at home.

The house boasts two bathrooms, ensuring that morning routines run smoothly for everyone. The layout is thoughtfully designed to maximise space and functionality, catering to modern living needs.

Outside, the property features parking for two vehicles, a valuable asset in this sought-after area. The location is well-connected, providing easy access to local amenities, schools, and transport links, making it an excellent choice for commuters and families alike.

This semi-detached house on Woodbridge Avenue is not just a place to live; it is a home where memories can be made. With its appealing features and prime location, it presents a wonderful opportunity for those looking to settle in a vibrant community.



GROUND FLOOR

Porch

2'1" x 6'7" (0.64m x 2.01m)

Good size entrance porch

Hallway

15'11" x 5'1" (4.85m x 1.55m)

Long hallway with stairs leading up , door to living room , dining , downstairs bathroom

Living Room

11'7" x 12'1" (3.54m x 3.69m)

Bay window to front double glazed

Dining Room

11'11" x 12'1" (3.63m x 3.69m)

Radiator, sliding door, door to:

Kitchen

8'7" x 16'6" (2.62m x 5.04m)

Double door leading into Kitchen

Utility

8'5" x 5'10" (2.57m x 1.77m)

Window to side, perfect for the busy family

Bathroom

7'1" x 5'3" (2.17m x 1.60m)

Free standing shower , toilet & sink

FIRST FLOOR

Bedroom 1

11'8" x 11'4" (3.56m x 3.46m)

Bay window to front double glazed

Bedroom 2

11'10" x 11'4" (3.61m x 3.46m)

Window to rear, radiator,

Bedroom 3

11'2" x 6'7" (3.41m x 2.00m)

Window to front, radiator,

Walk-in Wardrobe

7'1" x 5'3" (2.16m x 1.60m)

Window to front.

Bathroom

8' 0 x 6'7" (2.44m 0.00m x 2.01m)

Two windows to side, heated towel rail, 3 pieces suite bath , toilet & sink

OUTSIDE

Garage

16'7" x 9'4" (5.05m x 2.84m)

Up and over door, connected to store room

Store Room

6'1" x 9'2" (1.85m x 2.79m)

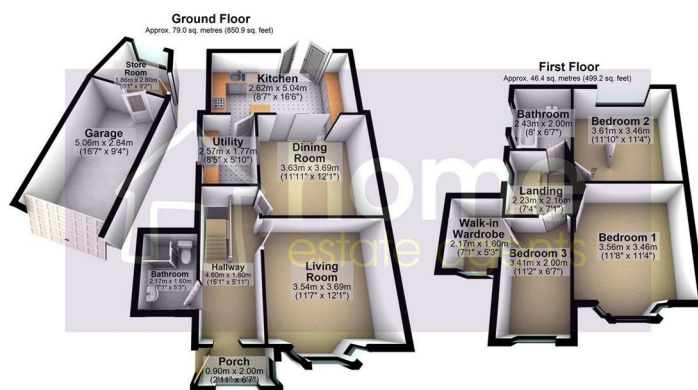
Window to rear, connected to the garage & perfect for a home business

DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Total area: approx. 125.4 sq. metres (1350.1 sq. feet)

