



**ASHWORTH HOLME**  
Sales · Lettings · Property Management



**AUDLEY AVENUE, M32 9TG**  
**£280,000**



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## DESCRIPTION

A BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED HOME OFFERING 842 SQ FT OF STYLISH LIVING SPACE, THOUGHTFULLY EXTENDED TO THE GROUND FLOOR TO CREATE A STUNNING OPEN-PLAN DINING KITCHEN — THE PERFECT SPACE FOR MODERN FAMILY LIFE.

The property features a welcoming hallway, a cosy front lounge with bay window, and a downstairs WC. To the rear, the impressive open-plan kitchen/dining area includes a breakfast bar, contemporary fittings, skylight windows flooding the space with natural light, and French doors opening onto the garden.

Upstairs, there are three bedrooms served by a modern shower room. Outside, a driveway provides off-road parking to the front, while the private rear garden is well maintained and mainly laid to lawn with panel fencing.

Situated on the popular Audley Avenue in Stretford, the home is just minutes from the Trafford Centre, enjoys excellent access to the M60 motorway and public transport links, and is within easy reach of highly regarded primary and secondary schools — making it an ideal choice for families.

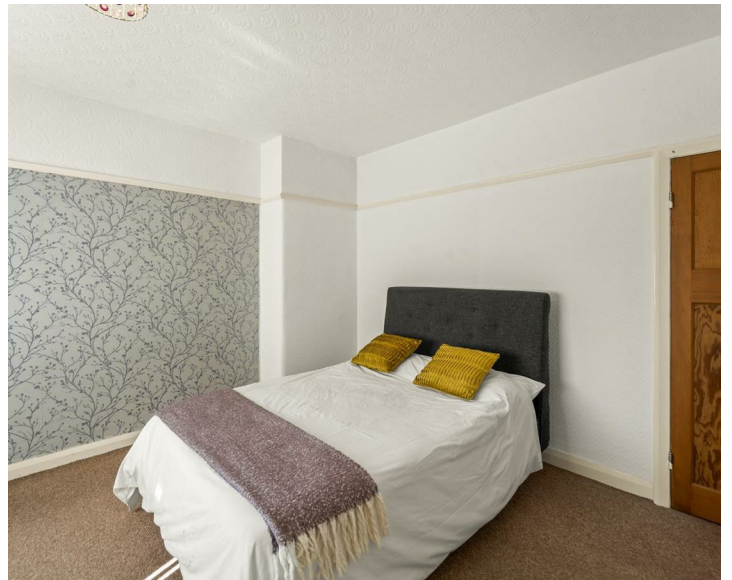
Warmed by gas central heating and double glazing throughout.

NO ONWARD CHAIN.

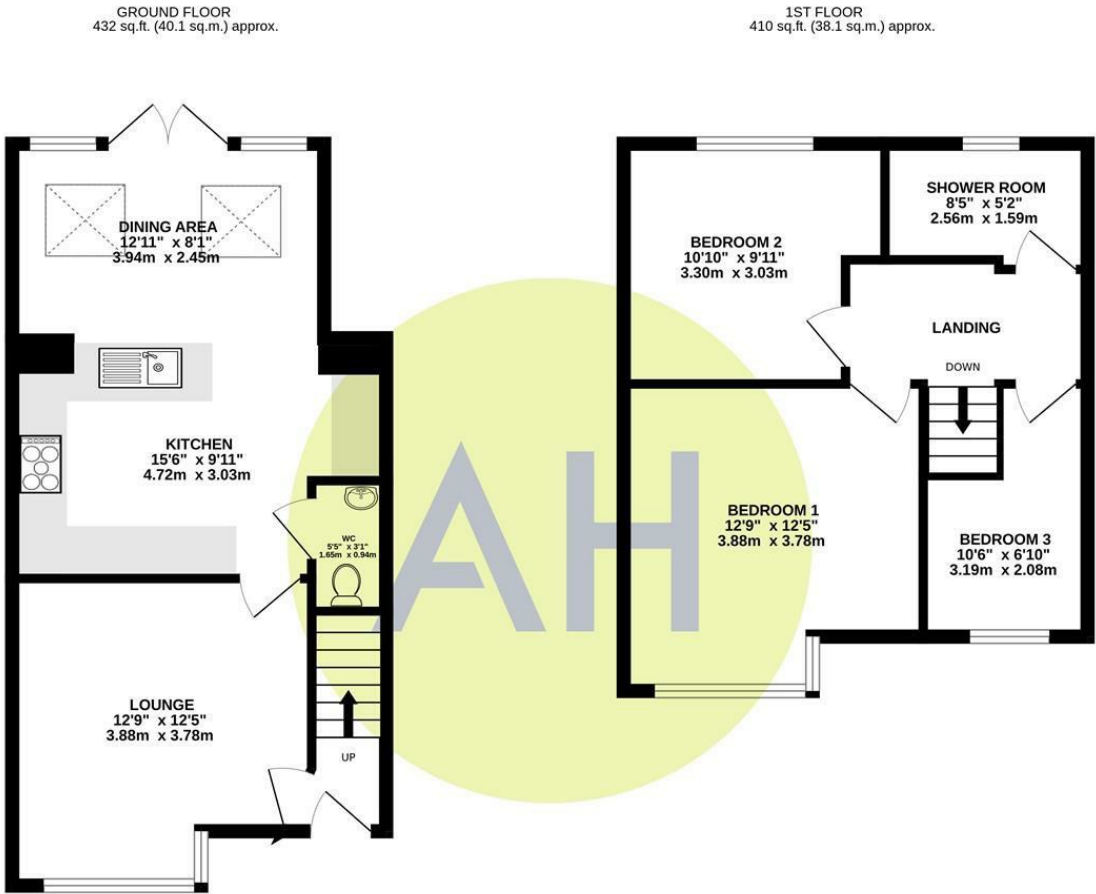
## KEY FEATURES

- Three-bedroom semi-detached home
- Cosy front lounge with bay window
- Modern shower room to the first floor
- Driveway providing off-road parking
- Extended ground floor with open-plan kitchen
- Downstairs WC
- Private rear garden, mainly laid to lawn
- Close to Trafford Centre, M60, and excellent schools





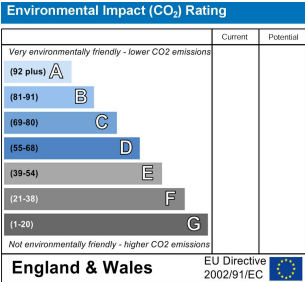
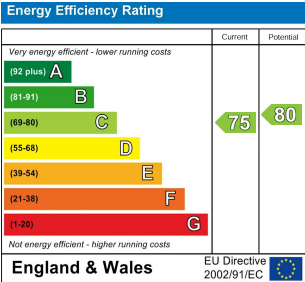




TOTAL FLOOR AREA : 842 sq.ft. (78.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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