



PAUL MOSS

exp[®] UK

@ paul.moss@exp.uk.com

🌐 paulmoss.exp.uk.com

☎ 07714 089 046

51 Greenfield Street, Audenshaw

Offers In Region Of £270,000

4 2 1



£270,000 Please Quote : PM1257

A spacious and extended three/four-bedroom end-of-terrace home, ideally situated in a quiet cul-de-sac, offering versatile living spaces and excellent local amenities.

Upon entering, you are greeted by a welcoming hallway that leads to a generously proportioned lounge and dining room. This fabulous living space is perfect for both daily family life and entertaining. The fitted kitchen provides a functional area for cooking, with access to the large private paved garden.

This home offers flexible accommodation with an additional downstairs shower room and WC, enhancing convenience. The internal garage provides excellent storage or the potential to be converted into further living space, subject to the necessary consents.

Upstairs, the beautifully decorated stairway leads to three well-proportioned bedrooms. An additional room in the side/rear extension offers versatile space, perfect for a fourth bedroom or a dedicated study. A conveniently located bathroom completes the upper floor.

The property benefits from gas central heating throughout and UPVC double glazing, ensuring a warm and comfortable environment.

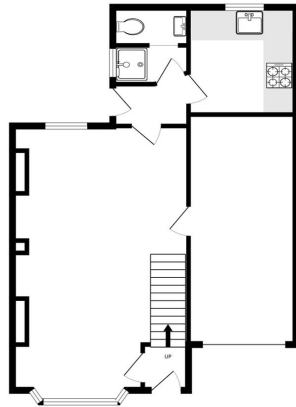
Externally, the large private paved garden offers an ideal outdoor retreat for relaxation and entertaining. The cul-de-sac location provides a peaceful setting within minutes of the heart of Audenshaw.

Situated in Audenshaw, this home benefits from excellent transport links, including proximity to the M60, Guide Bridge railway station, and local Metrolink tram stops. The area is well-served by local schools and offers a variety of green spaces, such as Audenshaw reservoir, Shepley Wood Park, Audenshaw Ponderosa, and the Audenshaw Memorial Gardens.

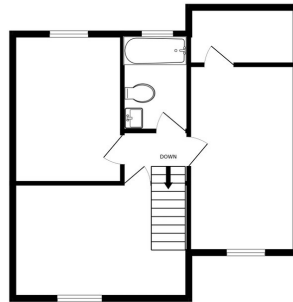
Early viewing is highly recommended to fully appreciate the space,



GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA: 1216 sq.ft. (113.0 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures 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 guidance purposes only and should be used as such for any prospective purchaser. The actual layout, dimensions and appearance of the property may vary from the plan and no guarantee as to their speedily or efficiency can be given.
Made with Metaphor 12/23

- 3/4 Bed Extended End Terrace
- Cul De Sac Location
- Gas Central Heating
- Downstairs Shower / WC
- Large Private paved garden
- Internal Garage
- Fitted Kitchen
- Large Lounge Dining Room
- UPVC Double Glazing
- Excellent Transport Links, local schools and parks.

