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AWILSON estates

1 Richards Close, Manchester, M34 5EN

£340,000

Located on Richards Close in Audenshaw, this three bedroom detached home is a lovely opportunity for anyone looking for a modern family home in a popular and convenient location.

As you approach, the property makes a great first impression, with a neat front garden and block paved path leading to the front door. Step inside and you are welcomed into the entrance hallway, with the living accommodation opening out from here.

The kitchen is finished with modern cashmere cabinetry, coordinating worktops and a built in breakfast bar, creating a practical space for everyday family life. To the rear, the lounge is a really good size and enjoys plenty of natural light, with French doors opening straight out onto the garden. It is a lovely room to relax in, with the garden extending the living space during the warmer months.

Head upstairs and there are three bedrooms, including a generous master bedroom with its own modern en suite shower room. The second bedroom is another good sized double, while bedroom three would make an ideal child's bedroom, home office or dressing room depending on your needs. Completing the first floor is a modern family

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There is plenty nearby for those who enjoy getting outdoors too, with Shepley Wood Park and Audenshaw Ponderosa both close by, while Fairfield Golf Club provides a great option for golfers and sits within the surrounding green belt.

For commuters, Guide Bridge railway station is nearby, with further transport links available from surrounding areas, and the property's position also gives convenient access towards Manchester, Ashton Under Lyne and the wider motorway network.

Kitchen

10'3" x 11'9" (3.12m x 3.58m)
Fitted with matching range of base and eye level units with coordinating worktops over. One and a half bowl composite sink with mixer tap. Built in electric oven with four ring hob and extractor over. Integrated washing machine. Integrated under counter fridge. Integrated under counter freezer. Integrated dishwasher. Stairs to first floor. Door to:

Lounge

13'7" x 15'0" (4.14m x 4.57m)
Two windows to side elevation. Double doors to rear elevation. Two double radiators. Feature fireplace with living flame effect electric fire. Built in under stairs storage.

WC

8'2" x 2'11" (2.49m x 0.89m)
Radiator. Window to front elevation. Fitted with WC and hand wash basin.

Stairs and Landing

8'6" x 8'8" (2.59m x 2.64m)
Window to side elevation. Doors to all bedrooms and family bathroom.

Master Bedroom

10'9" x 11'9" (3.28m x 3.58m)
Window to front elevation. Fitted wardrobes. Ceiling light. Radiator. Door to:

En-suite

7'5" x 6'5" (2.26m x 1.96m)
Fitted with three piece suite comprising of walk in shower enclosure, WC and hand wash basin with vanity unit. Window to front elevation.

Bedroom Two

10'7" x 9'0" (3.23m x 2.74m)
Window to rear elevation. Radiator. Ceiling light.

Bedroom Three

10'7" x 5'8" (3.23m x 1.73m)
Window to rear elevation. Radiator. Ceiling light.

Bathroom

6'4" x 6'0" (1.93m x 1.83m)
Window to side elevation. Fitted with three piece suite comprising of panelled bath, WC and hand wash basin.

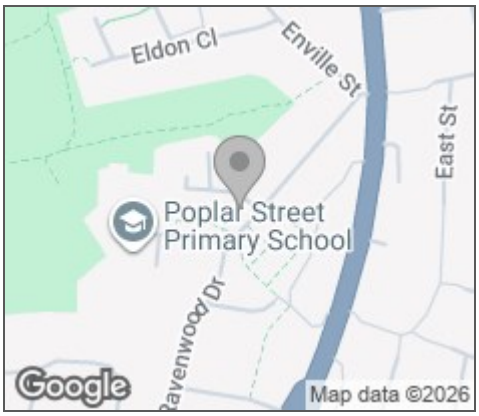
Outside and Gardens

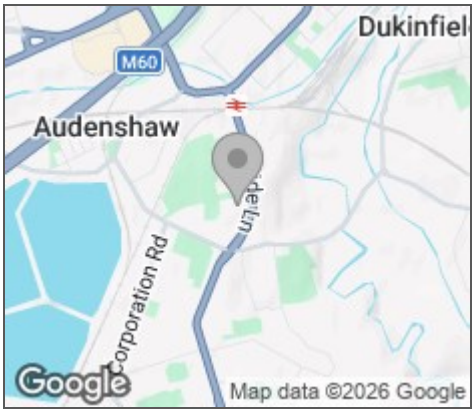
Gardens to front, side and rear. Driveway to rear leading to detached garage.

Additional Information

Tenure: Leasehold
EPC Rating: D
Council Tax Band: C

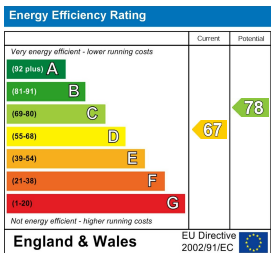
Tel: 0161 303 0778

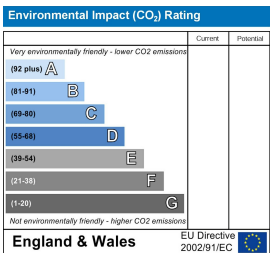




Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.





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