



Roker Park Avenue, Manchester, M34 5WJ

Offers in the region of £360,000

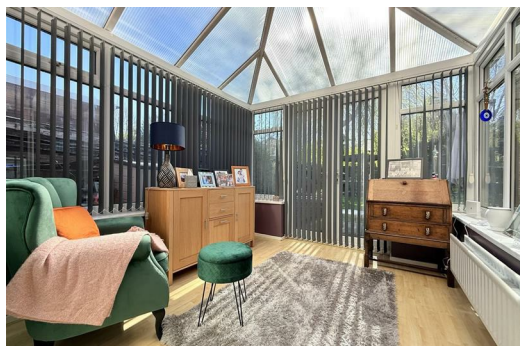
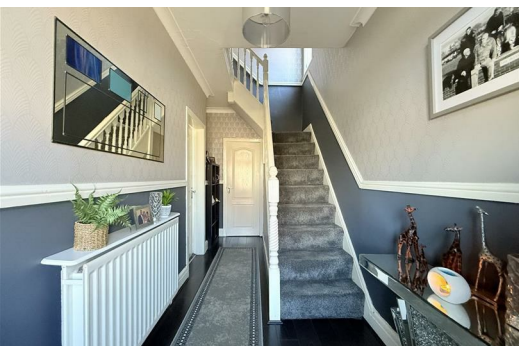
Nestled in the charming area of Roker Park Avenue, Audenshaw, Manchester, this delightful detached family home offers a perfect blend of character and modern convenience. Built in 1920, the property has been thoughtfully updated to meet contemporary living standards while retaining its original charm.

This spacious residence boasts two inviting reception rooms, providing ample space for family gatherings and entertaining guests. The three well-proportioned bedrooms offer comfortable accommodation, making it an ideal choice for families or those seeking extra space. The bathroom is conveniently located, ensuring ease of access for all.

Recent improvements to the property include a brand new boiler and a new roof, ensuring peace of mind for the new owners. The installation of two new front bay windows not only enhances the aesthetic appeal of the home but also allows for an abundance of natural light to fill the living spaces. Additionally, the full cavity wall insulation contributes to energy efficiency, making this home both warm and economical.

For those with vehicles, there is parking available for one car, adding to the convenience of this lovely property.

In summary, this detached three-bedroom house on Roker Park Avenue is a wonderful opportunity for anyone looking to settle in a friendly neighbourhood with easy access to local amenities. With its blend of modern upgrades and classic features, this home is ready to welcome its new owners.



GROUND FLOOR

Entrance Hall

Entrance Hall leading to Reception 1, Kitchen and open stairs leading upstairs

Living Room

12'3" x 13'1" (3.74m x 3.98m)

Bay window to front double glazed, Electric fire and radiator

Kitchen

20'8" x 6'7" (6.30m x 2.00m)

Galley Kitchen with top & base cupboards. 4 gas hob with electric oven. Dishwasher. Secret bookcase door leading into 2 reception room

Dining Room

13'2" x 11'11" (4.01m x 3.63m)

Double radiator, sliding door leading into conservatory

Conservatory

9'7 x 8'5 (2.92m x 2.57m)

Beautiful sun room with multiple uses

SECOND FLOOR

Landing

Window to side, stairs.

Bedroom 1

12'3" x 11'6" (3.74m x 3.51m)

Master bedroom with big bay window double glazed. Fully fitted wardrobes

Bedroom 2

13'2" x 11'6" (4.01m x 3.51m)

Window to rear double glazed. fully fitted wardrobes

Bedroom 3

8'4" x 7'5" (2.55m x 2.25m)

Window to front double glazed.

Bathroom

10'0 x 7'4 (3.05m x 2.24m)

4 piece family bathroom with huge bath & large free standing shower. sink basin & toilet

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/herself 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.

WWW.HOMEA.CO.UK



Total area: approx. 107.6 sq. metres (1157.7 sq. feet)

