



## Woodbridge Avenue, Manchester, M34 5LN

### Offers in the region of £180,000

Nestled on the charming Woodbridge Avenue in Audenshaw, Manchester, this delightful two-bedroom terraced house presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests.

The heart of the home is complemented by a well-appointed bathroom, ensuring convenience for everyday living. One of the standout features of this property is the generous back garden, which offers a perfect retreat for outdoor activities, gardening, or simply enjoying the fresh air.

With its inviting layout and potential for personalisation, this fabulous terraced house is a wonderful choice for anyone seeking a comfortable and welcoming home in a desirable location. Don't miss the chance to make this property your own.





## GROUND FLOOR

### Entrance Hall

5'8" x 4'0" (1.73m x 1.21m)

Main entrance with direct stairs leading up

### Dining Room

10'1" x 12'1" (3.08m x 3.68m)

Bay window to front, double radiator, open plan,

### Reception Room

12'2" x 14'10" (3.71m x 4.52m)

Window to rear, double radiator,

### Kitchen

15'7" x 5'9" (4.74m x 1.75m)

Long galley kitchen with top and base units. Sink drainer. Electric oven & 4 ring gas hob. Plumbing for washing machine

### Cupboard

6'4" x 2'5" (1.94m x 0.74m)

Under stairs storage

## FIRST FLOOR

### Landing

7'0" x 5'1" (2.14m x 1.56m)

Top of stairs with doors leading into bathroom and 2 bedrooms

### Bathroom

7'2" x 5'1" (2.18m x 1.56m)

Window to rear, 3 piece bath suite with bath

### Bedroom 1

10'1" x 14'10" (3.07m x 4.52m)

Window to front, Storage cupboard,

### Bedroom 2

12'2" x 9'5" (3.71m x 2.87m)

Window to rear, radiator,

### 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.

