



MY PROPERTY CLUB

 **MY PROPERTY CLUB**
66 Hyde Road, Denton,
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 0161 850 9730

 mypropertyclub.co.uk



96 Brown Street

Audenshaw, Manchester, M34 5BF

Offers over £180,000

Introducing Brown Street in the charming area of Audenshaw, this attractive end terrace house presents an excellent opportunity for both first-time buyers and those seeking a comfortable home finished to a fantastic standard throughout. Spanning 721 square feet, the property boasts a well-thought-out layout that maximises space and light.

Upon entering, you are welcomed into a stylish modern kitchen that seamlessly flows into a reception room. The contemporary kitchen is designed with functionality in mind, opening up to a generous dining area, perfect for entertaining guests or enjoying family meals. The lounge is appointed to the rear of the property and provides access to the rear garden, offers a tranquil space to unwind after a long day.

The first floor features two well-proportioned bedrooms, each designed to provide a peaceful retreat. The striking bathroom is a standout feature, finished to a high standard with luxurious underfloor heating and a recessed shower head, ensuring a spa-like experience at home.

Outside, the property benefits from parking for multiple vehicles, a rare find in this sought-after location. The end terrace position allows for added privacy and a pleasant outdoor space to enjoy.

Situated in a prime area, this home is conveniently close to a variety of local amenities, including highly regarded schools, excellent transport links, and a wide range of shops. This property is not just a house; it is a place where you can create lasting memories. Do not miss the chance to make this delightful home your own.

Viewing

Please contact our My Property Club Office on 0161 850 9730 if you wish to arrange a viewing appointment for this property or require further information.

- Attractive décor throughout
- Popular residential area
- Ideal for a first time buyer or investor
- Stunning bathroom
- Modern kitchen open plan to the dining area
- Off road parking for multiple vehicles



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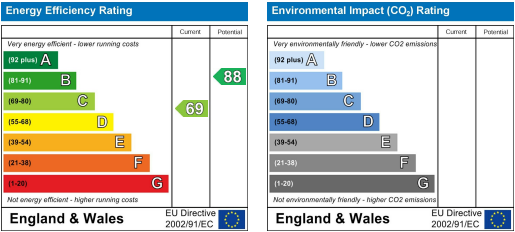
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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