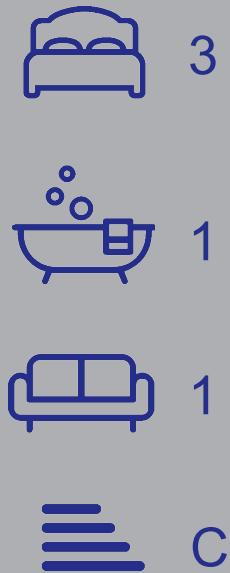




Waterhouses Street
Audenshaw
M34 5UG

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

1 Waterhouses Street
Audenshaw
M34 5UG



£270,000

NO ONGOING VENDOR CHAIN
*SITUATED ON THE POPULAR KINGS
GRANGE DEVELOPMENT* A well
presented three bedroom semi
detached property built circa 2015.
Useful ground floor WC. Fitted breakfast
kitchen with integrated appliances. Good
sized living room. Conservatory built on
the side of the house providing an
excellent dining space. Well appointed
bathroom with shower. Occupying a
generous plot with gardens to the front,
side and rear. Gas central heating
system and double glazing. Off-road
parking facility for two cars. Conveniently
situated for access to the national
motorway network via the M60 etc. Must
be viewed to be appreciated. Freehold.

TO THE GROUND FLOOR

Entrance Hall

With a radiator, laminate flooring and stairs leading off to the first floor rooms

Downstairs WC

With a low-level WC and wash hand basin. Radiator and double glazed window.

Fitted Kitchen

With a radiator and a double glazed window. Excellent range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Tiled areas, laminate flooring and integrated fridge/freezer, dishwasher and washing machine. There's a single drainer sink unit with a mixer tap. Breakfast bar facility. A matching cupboard houses the combination gas central heating boiler.

Lounge

With two radiators. Double glazed double doors, with adjacent side panels, lead out to the rear garden. Storage space off.

Conservatory

Built on at the side of the property with double glazed units all round and with double doors to the garden. Radiator. Used currently as a dining/sitting room area.

TO THE FIRST FLOOR

Landing

With a loft access point.

Bedroom (1)

With a double glazed window, radiator and laminate flooring.

Bedroom (2)

With a double glazed window, radiator and laminate flooring.

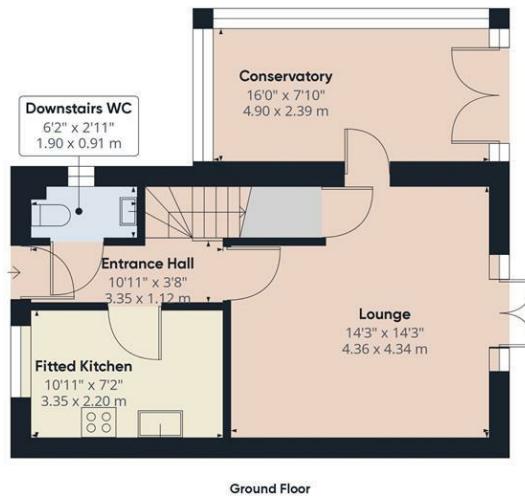
Bedroom (3)

With a double glazed window, radiator and laminate flooring.

Outside

The property occupies a generous plot with garden areas to the front side and rear. There's an off-road parking facility, on a driveway, for two cars. The rear garden incorporates a substantial patio area.



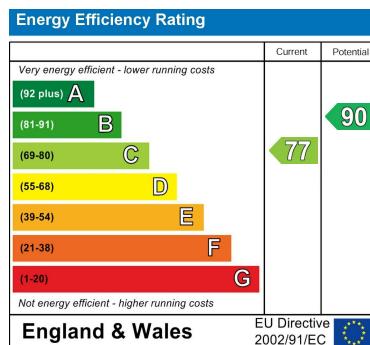
Approximate total area⁽¹⁾812.96 ft²75.53 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 1



Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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