



**Waterhouses Street**  
Audenshaw  
M34 5UG

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT



1 Waterhouses Street  
Audenshaw  
M34 5UG



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£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.





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Approximate total area<sup>(1)</sup>

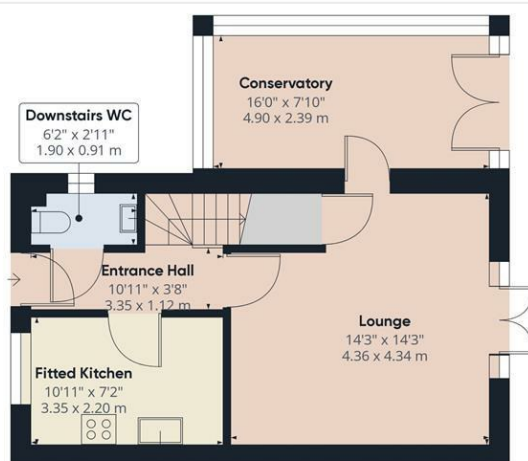
812.96 ft<sup>2</sup>

75.53 m<sup>2</sup>

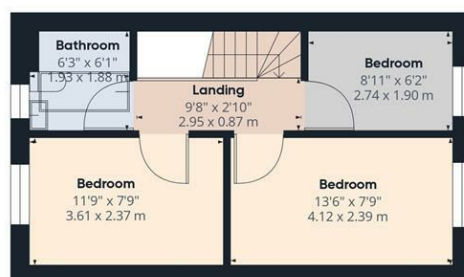
(1) Excluding balconies and terraces

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



Ground Floor



Floor 1

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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