



21 High Ash Grove, Audenshaw
Manchester



Offers in Region of £110,000

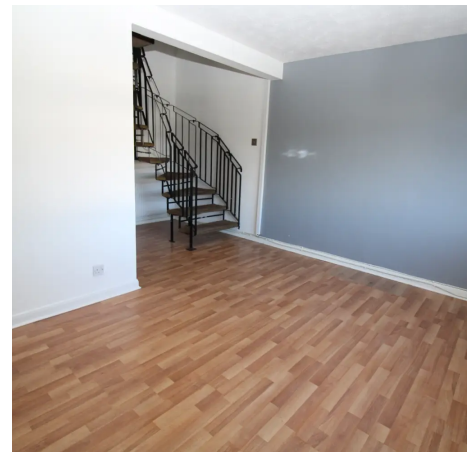
Alex Jones.
Estate Agents

21 High Ash Grove

Audenshaw, Manchester

Tenure: Leasehold

- ONE BEDROOM
- LOUNGE/DINING
- KITCHEN
- MODERN FAMILY BATHROOM
- SOUGHT AFTER DEVELOPMENT
- LOCATED AT BOTTOM OF CUL DE SAC
- NO ONWARD VENDOR CHAIN



ENTRANCE DOOR

LOUNGE/DINING

13' 1" x 16' 5" (3.99m x 5.00m)

uPVC double glazed window to front aspect, laminate flooring, electric points, radiator, stairs to first floor

KITCHEN

6' 2" x 6' 6" (1.88m x 1.98m)

uPVC double glazed window to side aspect, a range of high and low level units with matching roll top work surfaces, tiled splashbacks, space for cooker with stainless steel extractor over, stainless steel wash basin with drainer and mixer taps over, space and plumbing for washing machine





STAIRS TO FIRST FLOOR

BEDROOM ONE

10' 3" x 13' 0" (3.12m x 3.96m)

uPVC double glazed window to front aspect, laminate flooring, radiator, electric points

FAMILY BATHROOM

Obscure uPVC double glazed window to side aspect, panelled bath with mains pressure shower over with monsoon shower head and detachable shower head, wall mounted pedestal hand wash basin, low level WC, wall mounted chrome ladder style radiator

Front Garden

To the front aspect lies lawned garden

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact.

Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.





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