



109 Manchester Road, Audenshaw

Manchester



In Excess of £350,000

**Alex Jones.**  
Estate Agents

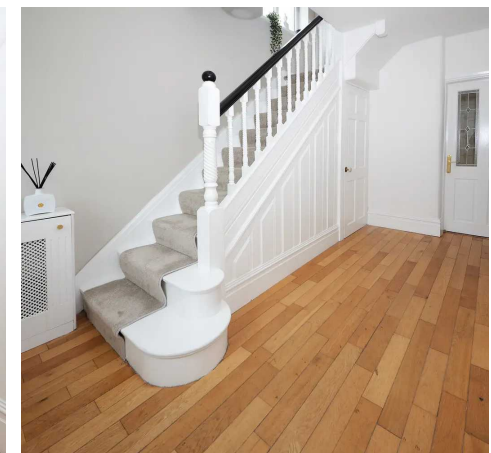
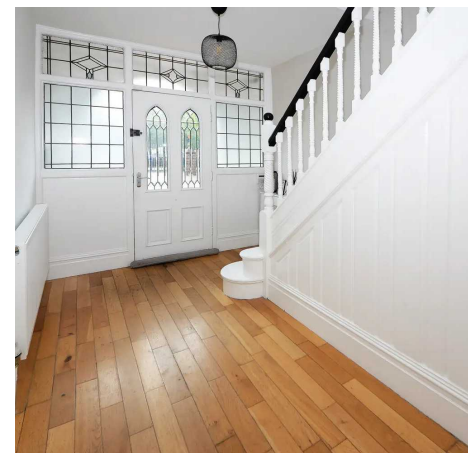
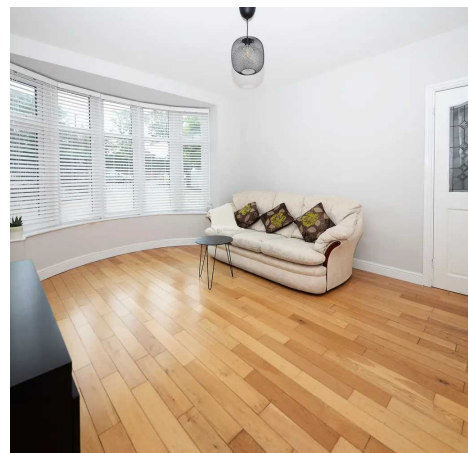


# 109 Manchester Road

Audenshaw, Manchester

Tenure: Freehold

- BAY FRONTED
- SEMI DETACHED
- TWO RECEPTION ROOMS
- MODERN FAMILY BATHROOM
- UTILITY
- WELL PRESENTED THROUGHOUT
- OFF ROAD PARKING WITH SPACIOUS DRIVE





### **ENTRANCE HALLWAY**

Stairs to first floor, electric points, radiator, internal doors to

### **LOUNGE**

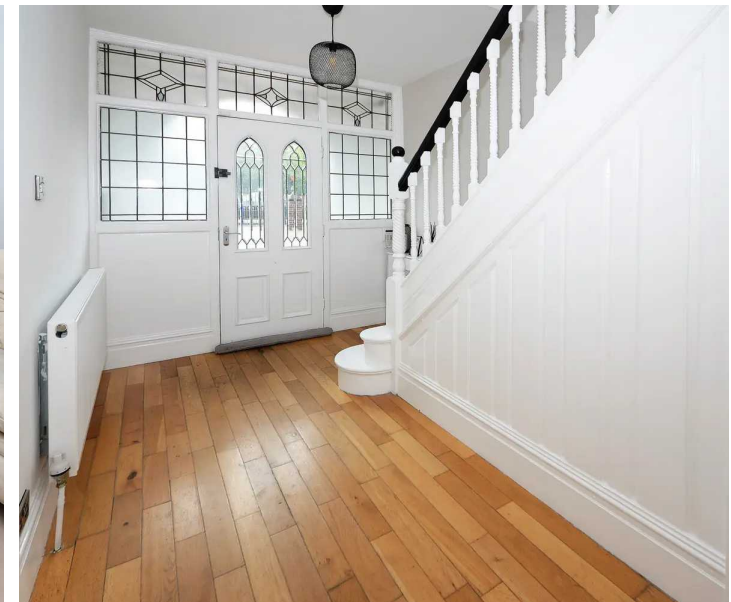
14' 1" x 12' 1" (4.29m x 3.68m)

uPVC double glazed bay fronted window, electric points, radiator, solid engineered wood flooring

### **DINING ROOM**

15' 3" x 11' 8" (4.65m x 3.56m)

uPVC double glazed oversized French doors to rear aspect, electric points, carpeted flooring, radiator





## **KITCHEN**

18' 9" x 8' 8" (5.72m x 2.64m)

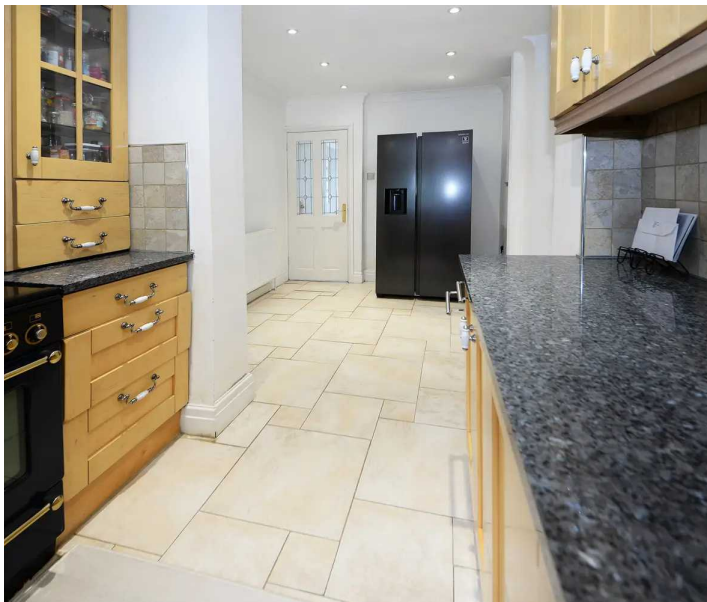
uPVC double glazed window to rear aspect, door to side aspect, a range of high and low level units with matching worktops, integrated Belfast sink with mixer taps over, tiled splashbacks, space for range style cooker, space for fridge freezer

## **UTILITY ROOM**

15' 2" x 8' 5" (4.62m x 2.57m)

Door to rear aspect, Velux window to roof, internal door leading to garage, plumbing for washing machine

## **STAIRS TO FIRST FLOOR**





### **BEDROOM ONE**

12' 3" x 11' 2" (3.73m x 3.40m)

uPVC double glazed window to rear aspect,  
electric points, carpeted flooring, radiator

### **BEDROOM TWO**

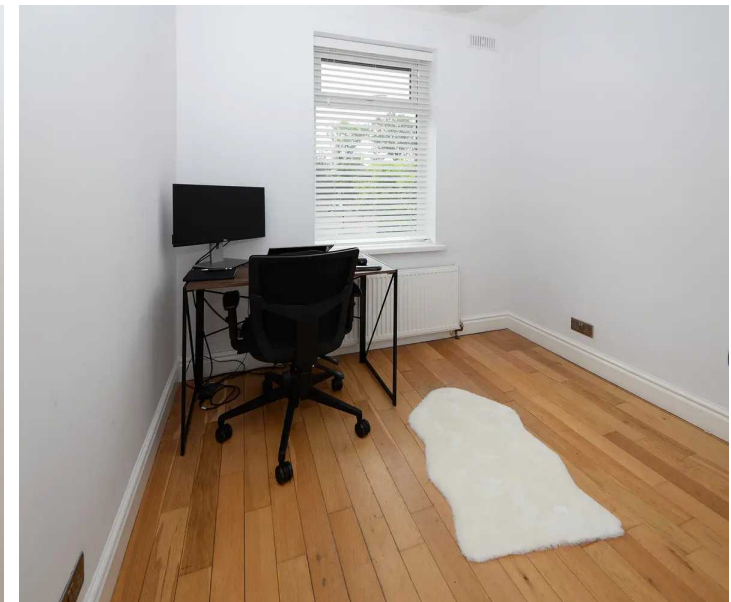
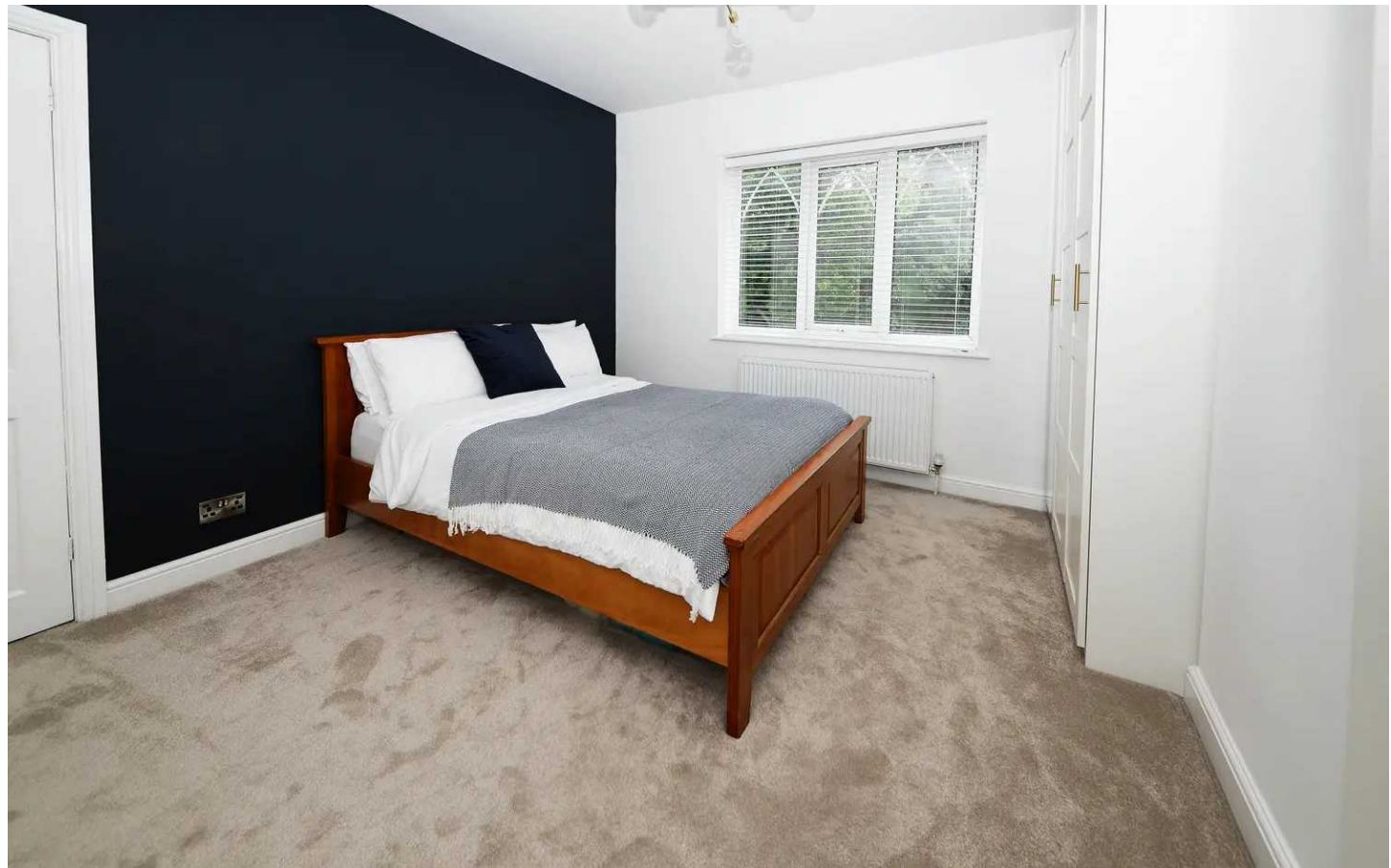
12' 1" x 14' 5" (3.68m x 4.39m)

uPVC double glazed bay fronted window,  
electric points, engineered hardwood flooring,  
radiator

### **BEDROOM THREE**

7' 8" x 8' 1" (2.34m x 2.46m)

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





## **FAMILY BATHROOM**

Obscure uPVC double glazed window to rear aspect, low level WC, wall mounted pedestal hand wash basin with taps over, tiled halfway, stand alone roll top bath with monsoon mains pressure shower over and mixer taps, chrome ladder style radiator

## **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.



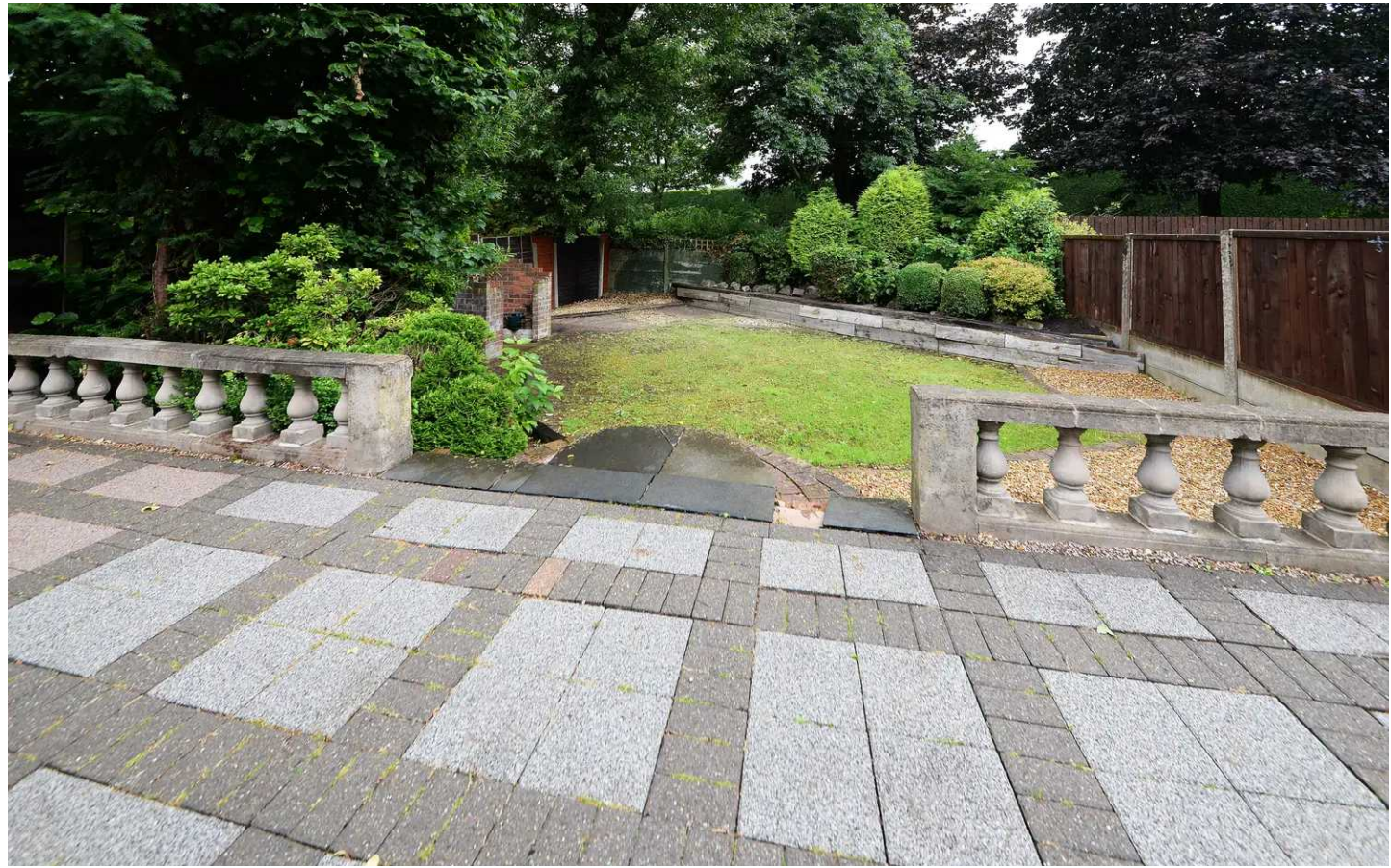


## FRONT GARDEN

To the front aspect lies a feature stone filled drive which supplies off-road parking to multiple vehicles

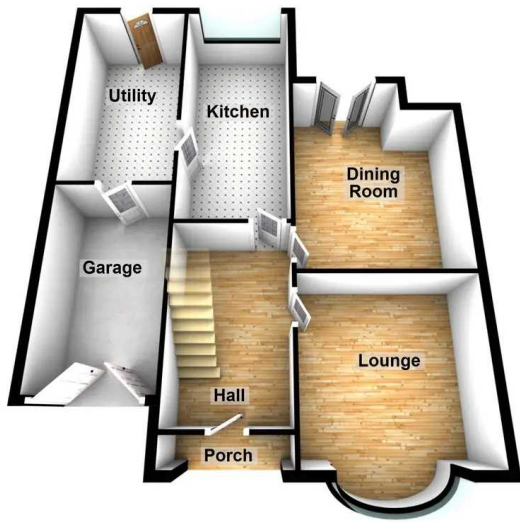
## REAR GARDEN

To the rear aspect lies enclosed garden which is not overlooked, the garden is mainly laid to lawn and patio with feature plant and shrub borders. To the side aspect lies a garage that measures 14' 7" x 8' 8" and comprises of double doors to front aspect, lighting and electric points

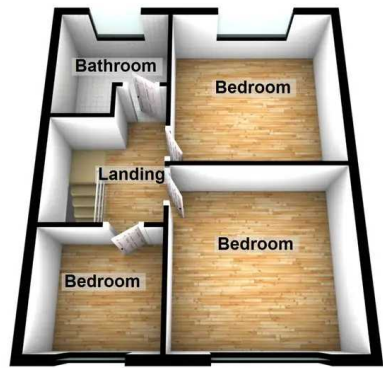




Ground Floor



First Floor







## Alex Jones Estate Agents

Alex Jones Sales & Lettings Ltd, 92 Penny Meadow - OL6 6EP

0161 292 9223

[sales@alex-jones.co.uk](mailto:sales@alex-jones.co.uk)

[www.alex-jones.co.uk/](http://www.alex-jones.co.uk/)