PROPERTY DETAILS

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Est. 1923
SLEIGH & SON
Estate Agency
Solicitors

8 PARKDALE AVENUE, AUDENSHAW, M34 5LW
£190,000 (Offers Over)



Sleigh & Son Property Sales are delighted to present this deceptively spacious, extended two bedroomed home, ideally positioned within a popular residential area of Audenshaw and offered with No Vendor Chain. Benefiting from a rear extension, two generous double bedrooms, and a spacious lounge/dining room, this well proportioned property offers versatile accommodation that will appeal to a wide range of buyers. An early viewing is highly recommended to fully appreciate the space and quality on offer.

The accommodation briefly comprises an entrance hallway leading into a generously sized lounge and dining area, enhanced by French doors opening onto the rear garden, allowing natural light to flow throughout. The stylish, well planned kitchen features a range of wall and base units, providing practical storage and ample workspace for everyday living. To the first floor are two excellent double bedrooms, each benefiting from an impressive range of fitted wardrobes, cupboards, and shelving. A contemporary family bathroom completes the first floor accommodation, while the loft has been fully boarded, offering a useful additional space.

Externally, the front of the property is paved for ease of maintenance with secure boundaries. The low maintenance rear garden features a decked patio seating area and imprinted concrete, creating an ideal space for outdoor dining or simply relaxing. A useful garden shed provides further storage.

Parkdale Avenue sits within the sought after Roker Park Estate in Audenshaw, conveniently located close to a wide range of local amenities, well-regarded schools including Audenshaw High School for Boys and Fairfield High School for Girls, excellent public transport links, and major commuter routes.

Tenure: Freehold with a perpetual yearly rentcharge of £2.50. Council Tax Band B

Traditionally brick built property with tiled roof. Mains, electric, gas, water (metered), sewerage, Wi-Fi.

PLEASE NOTE THAT WE HAVE NOT TESTED THE EQUIPMENT, APPLIANCES AND SERVICES IN THE PROPERTY, INTERESTED APPLICANTS ARE ADVISED TO COMMISSION THE APPROPRIATE INVESTIGATIONS BEFORE FORMULATING THEIR OFFER TO PURCHASE.

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide for those not yet fully conversant with metric measurements.

IN DETAIL THE ACCOMMODATION COMPRISES:• -

ENTRANCE HALLWAY	Composite door to hallway. Wooden effect laminate flooring. Radiator. Wall mounted alarm pad. Access to lounge/dining area. Access to stairs and landing. Ceiling light point.
LOUNGE/DINING AREA	Coving to ceiling. Wooden effect laminate flooring. Two radiators. Door to understairs storage cupboard with lighting. Fireplace with wooden surround, marble back plate and hearth. uPVC double glazed bay window to front and uPVC double glazed French patio doors to rear garden. Door to kitchen. Two ceiling light points, power points, TV point.
KITCHEN	Fitted with a range of wall and base units and drawers with complimentary work surface over. Sink and a half with drainer unit and central mixer tap. Integrated electric oven and separate four ring gas hob with overhead chimney style extractor fan. Space and plumbing for washing machine. Space for fridge freezer. Wooden effect laminate flooring. Wall mounted combi boiler. Radiator. Part tiled walls. uPVC double glazed window to rear aspect and uPVC double glazed window to side aspect. Ceiling light point and power points
LANDING	Access to bedrooms and bathroom. Access to loft. Ceiling light point.
BEDROOM ONE	Double bedroom. Fitted with a range of mirrored wardrobes and further inset wooden wardrobe with drawers and inset cupboard. Wooden effect laminate flooring. Radiator. uPVC double glazed window to front aspect. Ceiling light point, power points.
BEDROOM TWO	Fitted with a range of mirrored wardrobes and separate dressing table area with cupboards. Further wardrobes with cupboards and drawers. Wooden effect laminate flooring. Radiator. uPVC double glazed window to rear aspect. Ceiling light point, power points.
BATHROOM	Three piece suite comprising of enclosed glass shower cubicle with wall mounted shower and PVC laminated surround to walls. Sink wash basin on vanity unit and low level w/c with flush. Radiator. Fully tiled walls. uPVC double glazed obscure glass window to rear aspect. Ceiling light point.
LOFT ROOM	With pull down ladder. Pitched roof and boarded full to ceiling. Base storage areas. Two ceiling light points. Wall light point, power points.
EXTERIOR FRONT	The front of a property has a dwarf brick wall with wrought iron gate. Mainly paved. Composite fencing to one side and secure fencing to the other.
EXTERIOR REAR	The rear of the property has a decked area and imprinted concrete flooring. Plants and mature shrubs. Composite fencing on one side and secure fencing to the other. Concealed electrics. Outside tap. Garden shed with power and lighting. Gate to communal alleyway.





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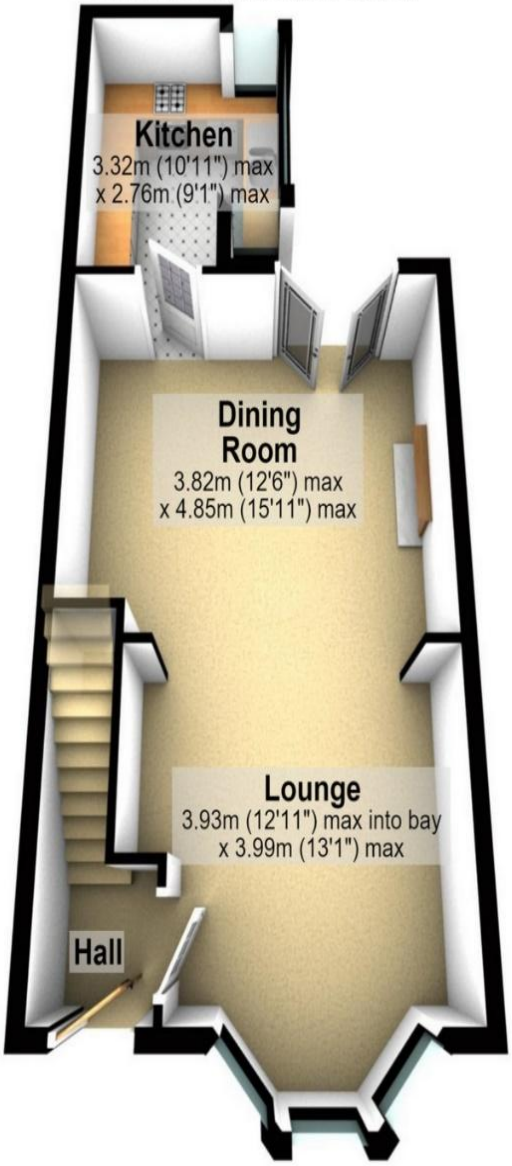






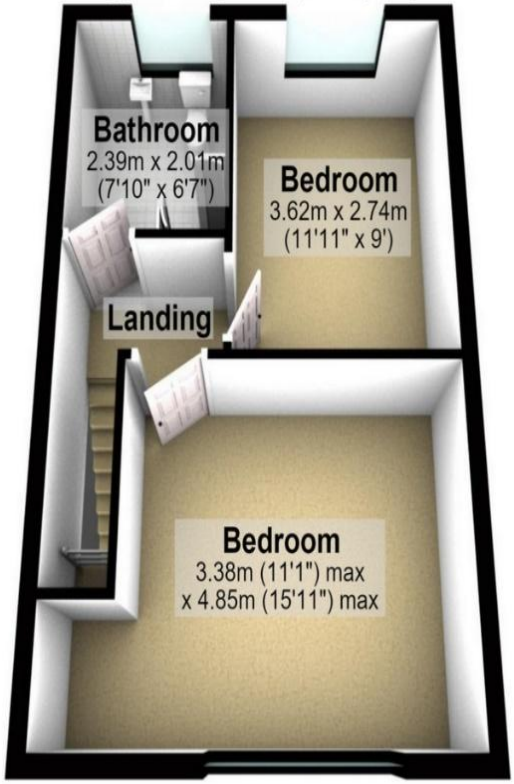
Ground Floor

Approx. 43.2 sq. metres (464.7 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.7 sq. feet)



Whilst all care has been taken to measure the rooms accurately, they should be used for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.
Plan produced using PlanUp.