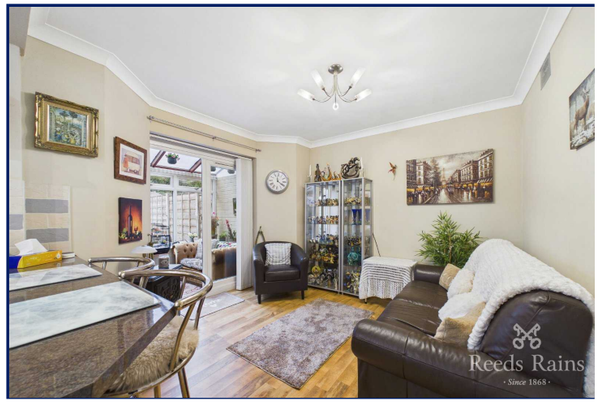
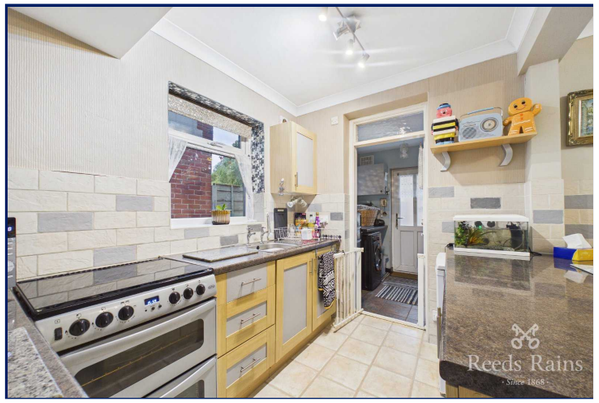
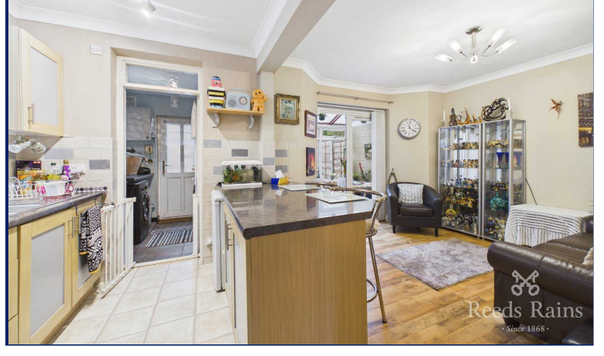


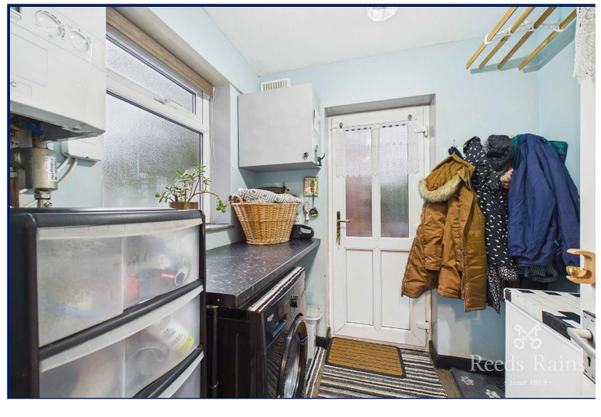














Granville Road, Audenshaw,
Manchester, Greater Manchester,
M34

Asking Price: £310,000
Freehold

Reeds Rains

reedsrains.co.uk

Granville Road, Audenshaw, Manchester, Greater Manchester, M34
Asking Price: £310,000 Freehold

Council Tax Band: B
EPC Rating: TBC

Set in the popular location of Audenshaw, this extended three-bedroom semi-detached home offers generous, versatile living space in a wonderfully convenient setting. With schools, transport links and local amenities close by, it's a lovely place to settle in and make your own.

Entrance Hall
Door to front aspect. Radiator. Stairs to first floor.

Lounge
With double glazed window to front aspect. Radiator.

Kitchen/Dining Room
A range of units in the kitchen with room for cooker and breakfast bar. Double glazed window and door leading to the utility room. The dining area has a radiator and doors leading to the conservatory.

Utility Room
With plumbing and space for washing machine. Boiler. Door leading to the garden.

First Floor
Window to side aspect.

Bedroom
With fitted wardrobes. Double glazed window and radiator.

Bedroom
With fitted wardrobe. Double glazed window and radiator.

Bedroom
With double glazed window and radiator.

Bathroom/wc
A four piece bathroom suite. With walk in shower, low level wc, pedestal wash basin and bath. Towel rail. Double glazed window

External
An enclosed paved garden with access to the garage used for storage. Driveway parking to the front.

Tenure
Freehold

Council Tax
Band C

Agenst Notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



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Other important information which you will need to know about this property can be found at reedsrains.co.uk