DAWSONS

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Seale Avenue, Audenshaw, Manchester, M34 5WR

Dawsons are pleased to bring to market this three bedroom terraced property, situated in a popular and convenient residential location. Occupying a good-sized plot with a rear garden. Viewing is highly recommended.

The property enjoys excellent commuter links to Manchester City Centre and also has good access to Junction 23 of the M60 on the Ashton Moss Development. Ashton, Denton and Droylsden Town Centres are all readily accessible and provide a wide range of shopping and recreational amenities. Several local junior and high schools are also within reasonable travelling distance.

Price £200,000

Seale Avenue, Audenshaw, Manchester, M34 5WR

- Garden Fronted Mid Terraced
- Popular Location
- Three Bedrooms
- No Vendor Chain
- Well Placed for Access to all Amenities
- Excellent Commuter Links

Ground floor

Hallway
Upvc double glazed door to front, stairs to first floor, laminate flooring, gas central heating radiator, doors to:

Lounge
11' x 10' (3.35m x 3.05m)
uPVC double glazed bay window, laminate flooring, gas central heating radiator.

Dining room
10' x 11' (3.05m x 3.35m)
uPVC double glazed windows and uPVC double glazed door leading to rear garden, laminate flooring, gas central heating radiator.

Kitchen
5' x 8' (1.52m x 2.44m)
uPVC double glazed window, fitted with a range of wall and base units with worksurface over, inset sink and drainer with mixer tap, tiled splashbacks, built in oven and hob with extractor over, integrated fridge freezer, plumbing for automatic washing machine, recessed ceiling spotlights.

First floor

Landing
Doors leading to:

Bedroom 1
10' x 12' (3.05m x 3.66m)
uPVC double glazed bay window, gas central heating radiator.

Bedroom 2
10' x 10' (3.05m x 3.05m)
uPVC double glazed window, gas central heating radiator.

Bedroom 3
6' x 8' (1.83m x 2.44m)
uPVC double glazed window, gas central heating radiator.

Bathroom
5' x 6' (1.52m x 1.83m)
uPVC double glazed window, shower cubicle, wash hand basin with mixer tap, low level WC, gas central heating radiator, tiled walls.

Externally
Low maintenance garden to front.
Enclosed paved garden to rear.

AML Checks
We are required by law to conduct Anti Money Laundering (AML) checks for all vendors and purchasers. A non refundable fee of £15 per check will be payable to cover this digital process. These checks are carried out by Thirdfort.

This is a legal requirement to meet HMRC and UK law guidelines .



Directions

















Floor Plan



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