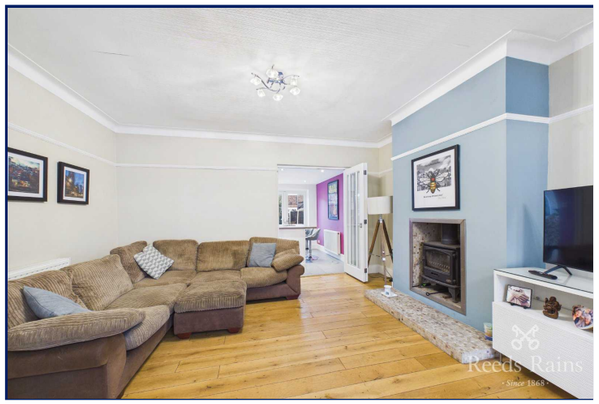
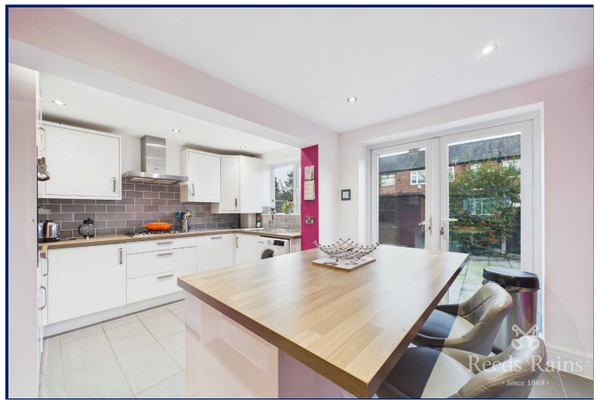


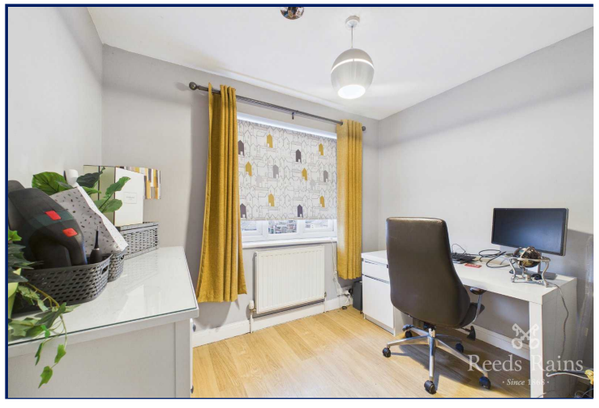


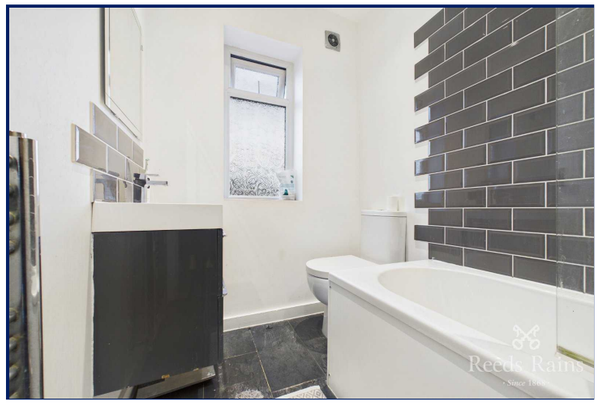












Brookdale Avenue, Audenshaw,
Manchester, Greater Manchester,
M34

Asking Price: £240,000
Freehold

Reeds Rains

reedsrains.co.uk

Brookdale Avenue, Audenshaw, Manchester, Greater Manchester, M34

Asking Price: £240,000 Freehold

Council Tax Band:
EPC Rating: TBC

Set behind a welcoming front garden, this charming home offers a wonderful blend of comfort, style and convenience. The open-plan lounge and dining room create a bright, sociable space, flowing beautifully into a modern kitchen—perfect for everyday living and relaxed entertaining.

Vestibule
With door to front aspect. Stairs to first floor.

Lounge/Dining Room
With double glazed window to front aspect. Two radiators. Wood burner.

Kitchen
A modern kitchen with a selection of wall and base units. Integrated hob, oven, fridge, freezer and dishwasher. Plumbing and space for washing machine. Radiator. Double glazed French doors leading to the garden.

First Floor

Bedroom
With double glazed window and radiator.

Bedroom
With double glazed window and radiator.

Bathroom/wc
A three piece suite of bath with shower over, low level wc and wash basin. Towel rail and double glazed window.

Stairs too

Attic Room
With double glazed window and radiator.

External
Enclosed paved garden.

Tenure
Freehold

Council Tax

Band B

Agents 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.



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

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