



Price £185,000

7 St. Annes Road, Audenshaw

- NO CHAIN
- Freehold Property
- Two Double Bedrooms
- Undergone Full Refurbishment
- Newly Fitted Dining Kitchen
- Newly Fitted Utility
- Newly Fitted Bathroom
- Ideal for FTB
- Popular Residential Area
- Viewings Are Highly Recommended

NO CHAIN AND THEREFORE VACANT ON COMPLETION Ideal for a first time buyer, this two double bedroom freehold mid-terraced property has recently undergone full refurbishment, with new damp proof course, re-boardings and plastering, new front door and windows, new fully fitted kitchen, new utility and new bathroom, as well as new carpets and flooring throughout. Situated in the popular residential area of Audenshaw, within easy access of excellent local schools and amenities, public transport links including Guide Bridge train station and a short drive from the Northwest Motorway network. Internal accommodation briefly comprises of lounge, dining kitchen, utility room, two double bedrooms and modern bathroom. Externally to the front of the property is a small forecourt garden whilst to the rear of the property is an enclosed rear yard, leading to a substantial rear garden which is rented from the local authority at a cost of £76 per annum. The property further benefits from UPVC double glazing and gas central heating. Viewing the property is highly recommended.

INTERNAL ACCOMMODATION:

LOUNGE: Via a composite double glazed entrance door with radiator, stairs leading to first floor, UPVC double glazed window to front elevation and sliding doors leading to dining kitchen.



DINING KITCHEN: Modern range of wall and base units integrated oven with four ring gas hob and extractor hood above, stainless steel sink unit with mixer tap, radiator and UPVC double glazed window



UTILITY ROOM: Range of base units with stainless steel sink unit and mixer tap, plumbed for washing machine, radiator, UPVC double glazed window and wooden door leading to rear yard.



LANDING: Loft access hatch

BEDROOM 1: Generous sized front double bedroom with built in cupboards, radiator and UPVC double glazed window.



BEDROOM 2: Rear double bedroom with built in cupboards, radiator and UPVC double glazed window.



BATHROOM : Comprising of bath with overhead shower, sink and WC, radiator and UPVC double glazed window.



OUTSIDE: Externally to the front of the property is a small forecourt garden whilst to the rear of the property is an enclosed rear yard and leading to a substantial rear garden which is rented from the local authority at a cost of £76 per annum.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

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Please contact the office before viewing the property.