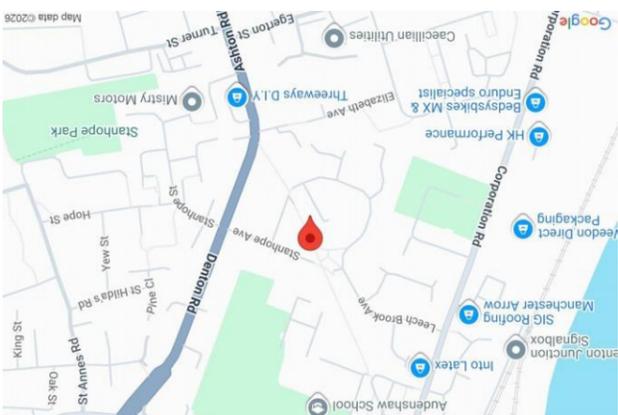


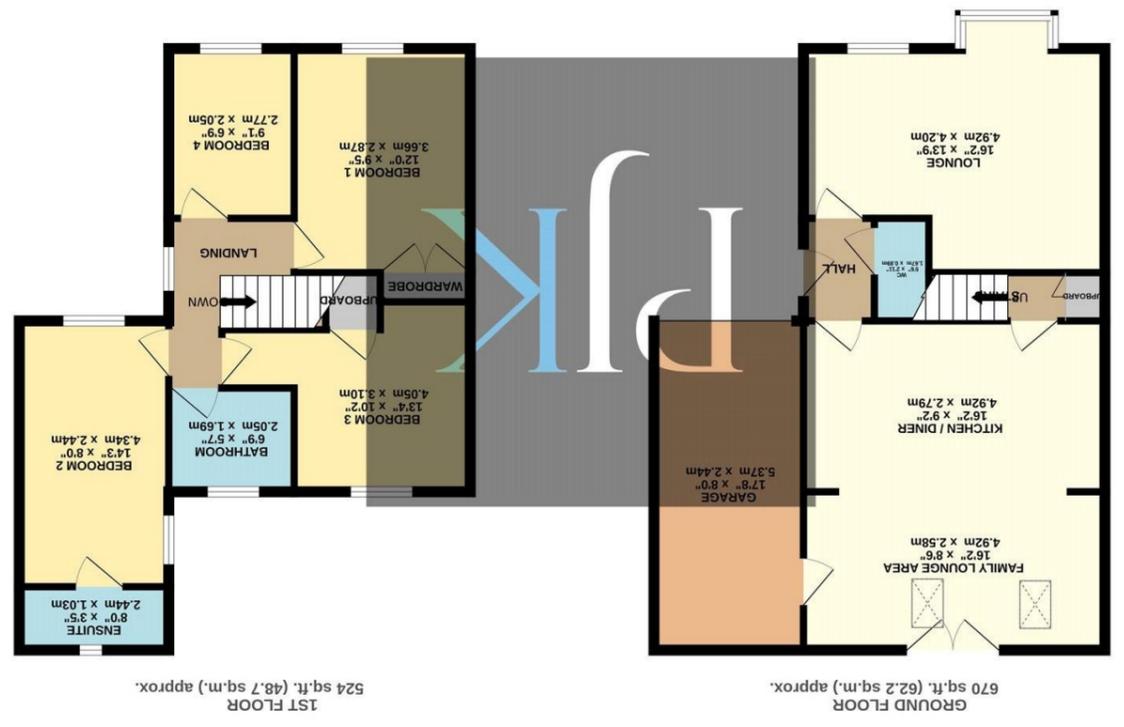
www.philipjames.co.uk
 0161 431 5556 | heatonmoor@philipjames.co.uk
 218 Heaton Moor Road, Heaton Moor, SK4 4DU

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

While 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 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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PHILIP JAMES
 KENNEDY

9 ALDWINIANS CLOSE
 AUDENSHAW, TAMESIDE, M34 5JZ



ASKING PRICE £410,000

An impressive double story-extended four-bedroom detached family home, tucked away within a popular residential cul-de-sac and offering generous, versatile accommodation ideal for modern family living.

The property opens into a welcoming entrance hallway, leading through to a spacious living room and a convenient downstairs WC. To the rear, the home has been extended to create an excellent dining space, seamlessly connected to the kitchen and providing an ideal layout for both everyday family life and entertaining. Completing the ground floor is an integral garage, offering secure parking or additional storage.

The first floor reveals four well-proportioned bedrooms, including a generous principal bedroom benefiting from an en-suite shower room. The remaining bedrooms are served by a modern family bathroom, making the layout perfectly suited to growing families.

Externally, the property continues to impress. To the front, a substantial driveway provides off-road parking for multiple vehicles with access to an integrated garage, complemented by a low-maintenance astro-turfed garden. To the rear is a private and well-designed garden, featuring a combination of lawn, an imprinted concrete patio area and a raised decked section — ideal for outdoor seating, entertaining and enjoying the summer months.

This excellent home offers space, flexibility and a desirable cul-de-sac position, making it a fantastic opportunity for families seeking a detached home in a popular residential location.

1194 gross sq ft
Tax Band: D
Leasehold
Ground Rent: £40

"Double Story-Extended Four Bedroom Detached Home in a Popular Cul- de-Sac Location"

