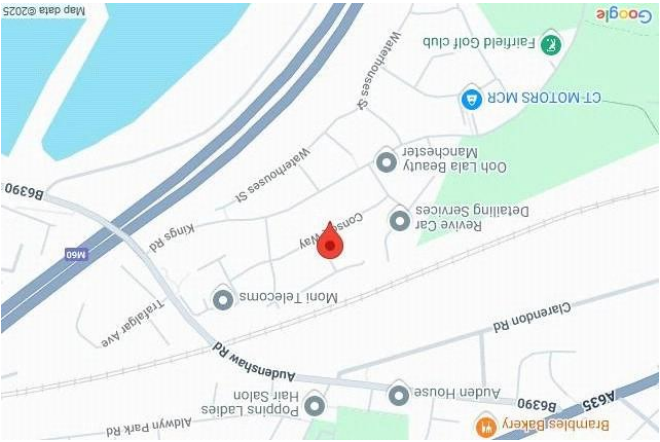
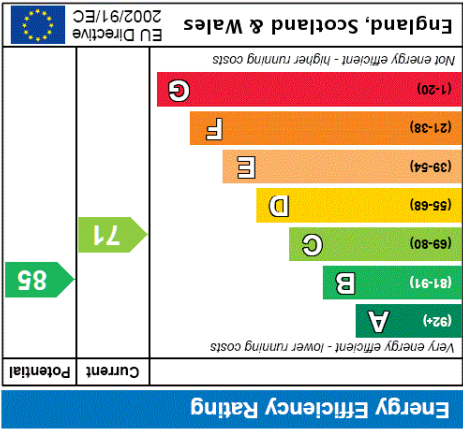
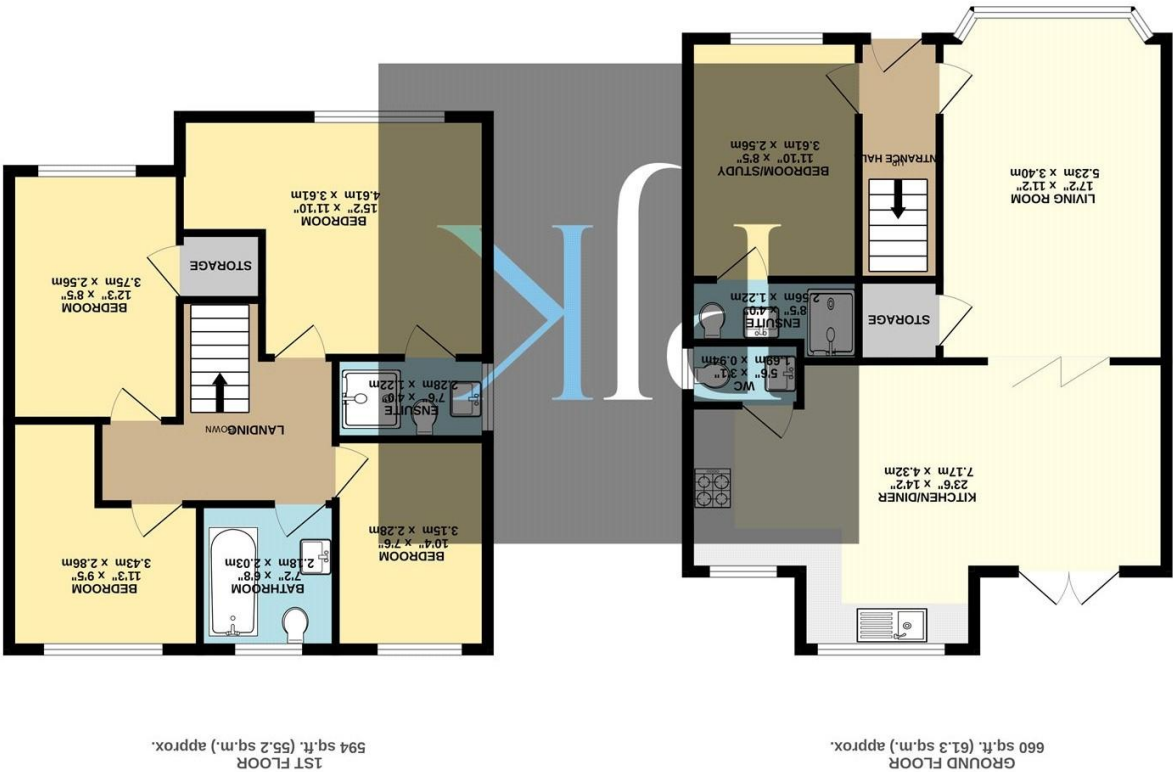


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

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.
Made with Metropix 5/2025

TOTAL FLOOR AREA : 1254 sq.ft. (116.5 sq.m.) approx.



PJK

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PHILIP JAMES
KENNEDY

17 CONSORT WAY
AUDENSHAW, TAMESIDE, M34 5FQ



ASKING PRICE £450,000

This immaculate four/five-bedroom detached family home is perfectly positioned in the ever-popular Kings Grange Development. Boasting a generous internal footprint, high-quality finishes, and a modern layout, this home offers versatile living space ideal for families of all sizes.

On entry, a welcoming hallway leads into the main living accommodation. To the right is a convenient ground-floor single bedroom with its own en-suite shower room – ideal for guests and multigenerational living. The heart of the home is the bright and spacious lounge, which flows effortlessly into the dining area and stylish modern kitchen. A beautiful bay window allows light to flood into the living space, while the kitchen boasts recently updated high-gloss units, integrated Neff appliances, excellent worktop space, and ample storage. French doors open out onto the rear garden, creating a seamless indoor-outdoor living experience. A downstairs WC and useful storage complete the ground floor.

Upstairs reveals four further bedrooms: two generous doubles, two singles, and a well-appointed family bathroom. The principal bedroom features a vaulted ceiling, an en-suite shower room, and space for wardrobes. The additional bedrooms are versatile in use, with one currently serving as a dressing room and gym space.

Externally, the rear garden is thoughtfully landscaped, featuring composite decking for outdoor furniture and a low-maintenance artificial lawn ideal for children to play. The space is perfect for entertaining or relaxing on warmer days.

1254 gross sq ft
Tax Band: D
Leasehold

*"A Modern Four Bedroom
Detached Family Home in
a Luxurious New Build
Estate."*

