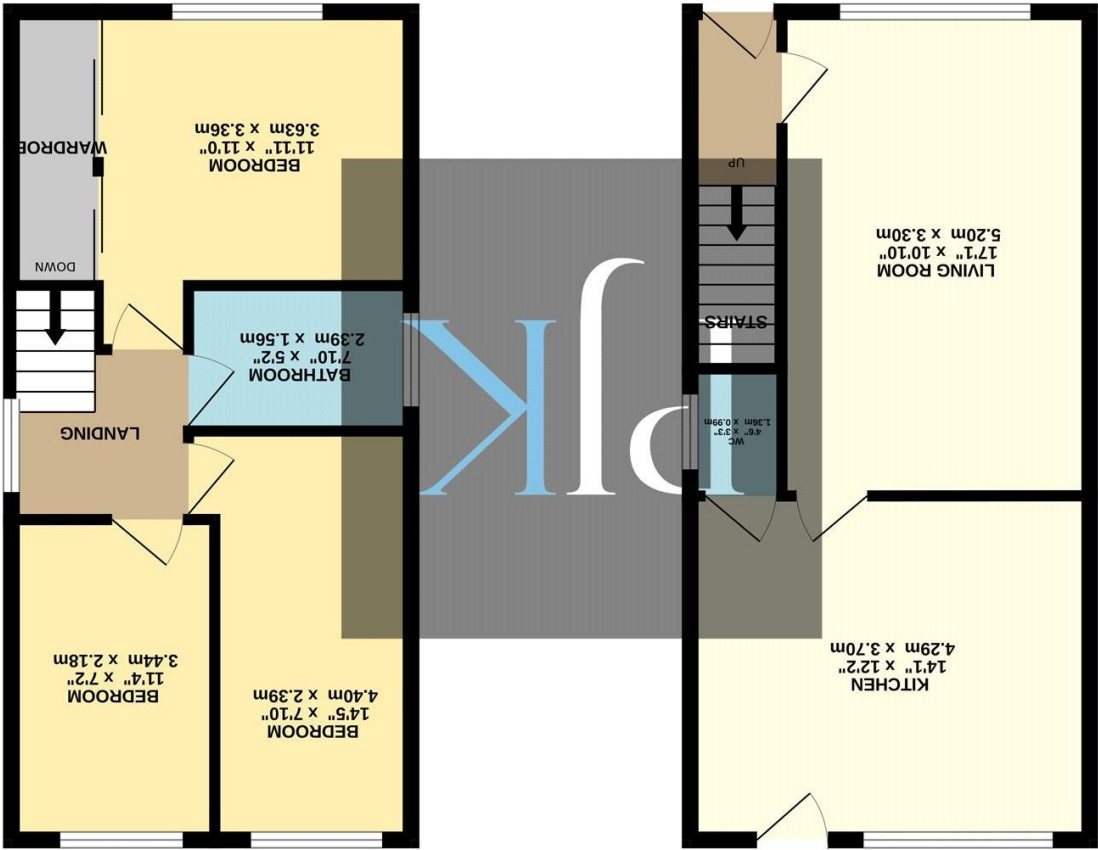


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

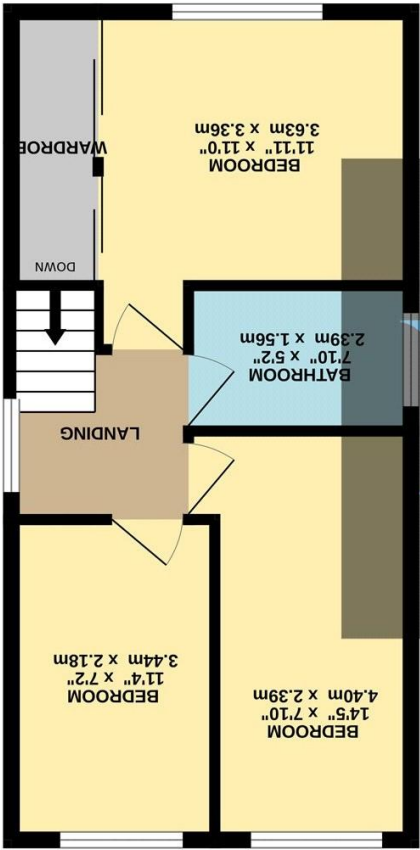
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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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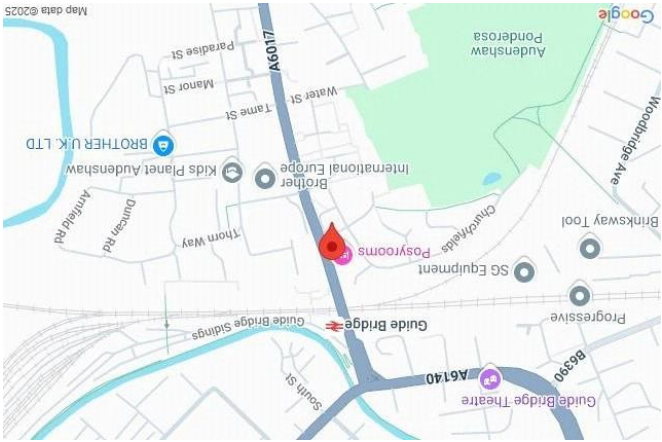
TOTAL FLOOR AREA : 822 sq.ft. (76.4 sq.m.) approx.



GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



PJK

218 Heaton Moor Road, Stockport, Greater Manchester, SK4
0161 431 5556 | heatonmoor@philipjames.co.uk
www.philipjames.co.uk

[f](#) [t](#) [i](#) [o](#)



PHILIP JAMES
KENNEDY

1 WHITEHEAD STREET
AUDENSHAW, TAMESIDE, M34 5HH



ASKING PRICE £240,000

A beautifully presented three-bedroom end-terrace modern family home with off-road parking and an attractive rear garden, this property is perfect for first-time buyers and buy-to-let investors alike. Ideally positioned in the sought-after Guide Bridge area of Audenshaw, it's just a five-minute walk to Guide Bridge Train Station—offering easy access to the city centre while enjoying a peaceful and convenient setting.

Inside, the home opens with a welcoming entrance hallway housing the stairs to the first floor. A bright and inviting living room features a charming log burner, creating a cosy space to relax. To the rear, the sleek modern kitchen impresses with stylish matching wall and base units, quality work surfaces, and ample room for freestanding dining furniture—ideal for entertaining family and friends. Completing the ground floor is a practical downstairs WC.

The first floor reveals three well-proportioned bedrooms, each offering versatile space to be tailored to your lifestyle. The master bedroom benefits from floor-to-ceiling built-in wardrobes, offering excellent storage. The bedrooms are serviced by a modern three-piece family bathroom.

Externally, the property offers a driveway to the front with an electric vehicle charger, providing convenient off-road parking. The rear garden is beautifully maintained with a tidy lawn—perfect for relaxing or enjoying the warmer months.

822 gross sq ft
Tax Band: B
Leasehold

*"Beautifully Presented
Three-Bedroom End-
Terrace in Popular
Audenshaw Location"*

