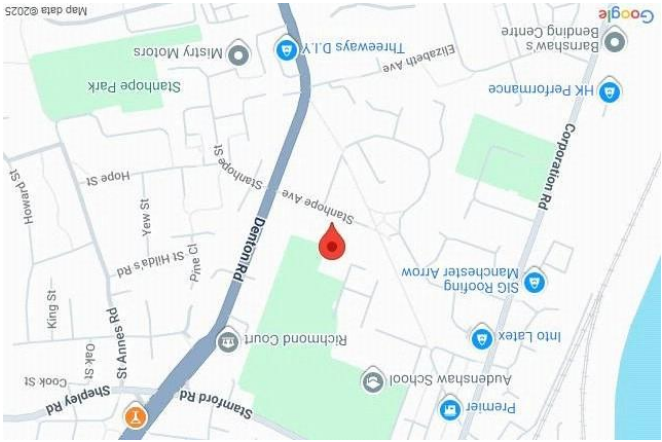
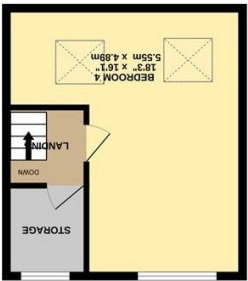


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

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**PJK**

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PHILIP JAMES  
KENNEDY

10 STANHOPE AVENUE  
AUDENSHAW, TAMESIDE, M34 5AZ





# OFFERS IN THE REGION OF £420,000

A beautifully presented and substantially extended four-bedroom semi-detached family home, offered in true walk-in condition. Thoughtfully upgraded and built into the loft, this outstanding property reaches an impressive 1,630 sq ft, making it the perfect choice for growing families seeking space, style, and convenience.

Ideally positioned within walking distance of Audenshaw School, Fairfield Girls' School, Denton Community College, and just a short trip from Guide Bridge Train Station and Crown Point North, this home blends residential tranquillity with excellent local amenities and transport links.

Internally, the property opens with a welcoming entrance hallway leading into a charming bay-fronted living room featuring a functioning fireplace. To the rear, the home boasts a stunning open-plan kitchen/dining/living space complete with modern fitted units, quality work surfaces, and integrated dishwasher—ideal for entertaining and family life. A separate utility room and convenient WC complete the ground floor.

The first floor reveals three well-proportioned bedrooms, including two excellent doubles and a good-sized single, all serviced by a contemporary three-piece bathroom suite. The loft has been converted to offer a generous double bedroom, filled with natural light via skylights and tall windows. An adjacent storage room offers fantastic potential for a walk-in wardrobe or en-suite.

Externally, the property features a driveway providing off-road parking to the front, while the rear boasts an extensive private garden backing onto playing fields, offering superb privacy. A brick-built garage adds valuable outdoor storage or workspace

1630 gross sq ft  
Tax Band: C  
Freehold

*"Spacious & Stylish Four-Bedroom Family Home with Loft Conversion and Generous Garden"*

