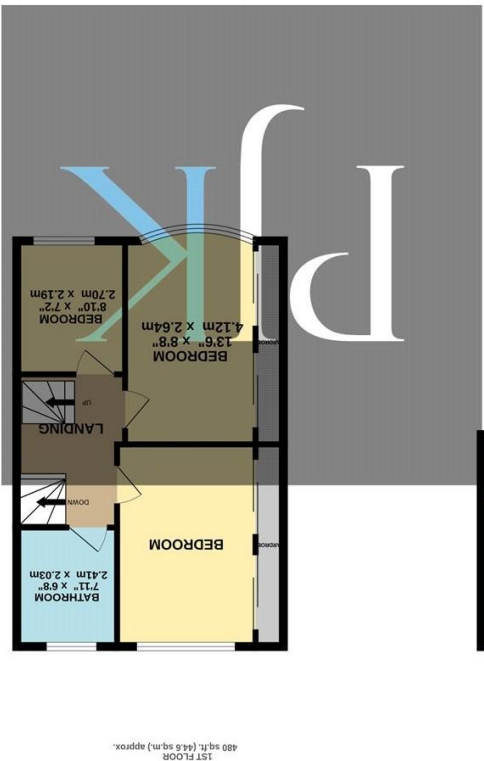
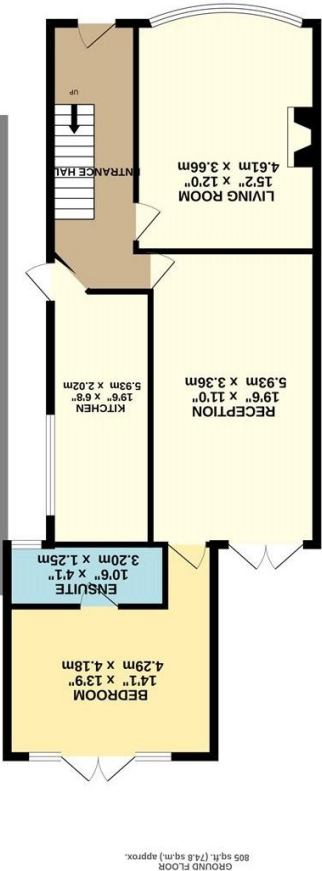


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

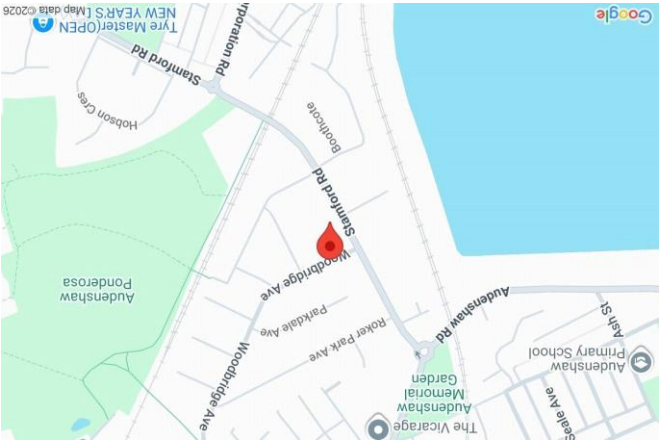
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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.
Made with Mapbox 5/2025

TOTAL FLOOR AREA : 1492 sq.ft. (138.6 sq.m.) approx.



2ND FLOOR
207 sq.ft. (19.3 sq.m.) approx.

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



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PHILIP JAMES
KENNEDY

146 STAMFORD ROAD
AUDENSHAW, TAMESIDE, M34 5WW



OFFERS IN THE REGION OF £395,000

A well-presented four-bedroom semi-detached family home occupying an impressive plot, boasting a substantial frontage and a generous rear garden. Extended to approximately 1,492 sq ft, this excellent home benefits from a thoughtfully designed single-storey rear extension along with a versatile loft room, providing flexible accommodation ideal for modern family living.

Ideally positioned close to Audenshaw and Fairfield High School, local shopping amenities and major transport links, the property combines space, convenience and adaptability in a highly accessible residential setting.

The accommodation begins with a welcoming entrance hallway housing the staircase to the first floor. To the front of the property is a charming bay-fronted living room, featuring a stylish period fireplace and creating a warm and inviting reception space. To the rear is an extended dining/reception room, offering excellent flexibility for family dining, entertaining or additional living space.

Following through is a spacious modern kitchen fitted with attractive matching wall and base units, quality work surfaces and ample space for freestanding white goods. Completing the ground floor is a rear bedroom, an ideal guest suite or ground-floor bedroom, which is served by a modern en-suite shower room, adding excellent flexibility for families, multigenerational living or those seeking ground-floor accommodation.

The first floor reveals three well-proportioned bedrooms, including two generous double rooms both benefiting from floor-to-ceiling fitted wardrobes, alongside a good-sized single bedroom. These rooms are served by a four-piece family bathroom.

Completing the internal accommodation is a useful loft room, accessed via a staircase from the first floor, offering further flexibility for storage, hobbies or occasional use.

Externally, the property boasts a block-paved driveway to the front providing off-road parking for multiple vehicles. To the rear is an attractive raised patio area with steps leading down to a spacious garden, creating an ideal setting for outdoor entertaining and family enjoyment during the summer months.

1492 gross sq ft
Tax Band: C
Freehold

"An extended four-bedroom semi-detached family home set on an impressive plot with a versatile loft room and generous gardens."

