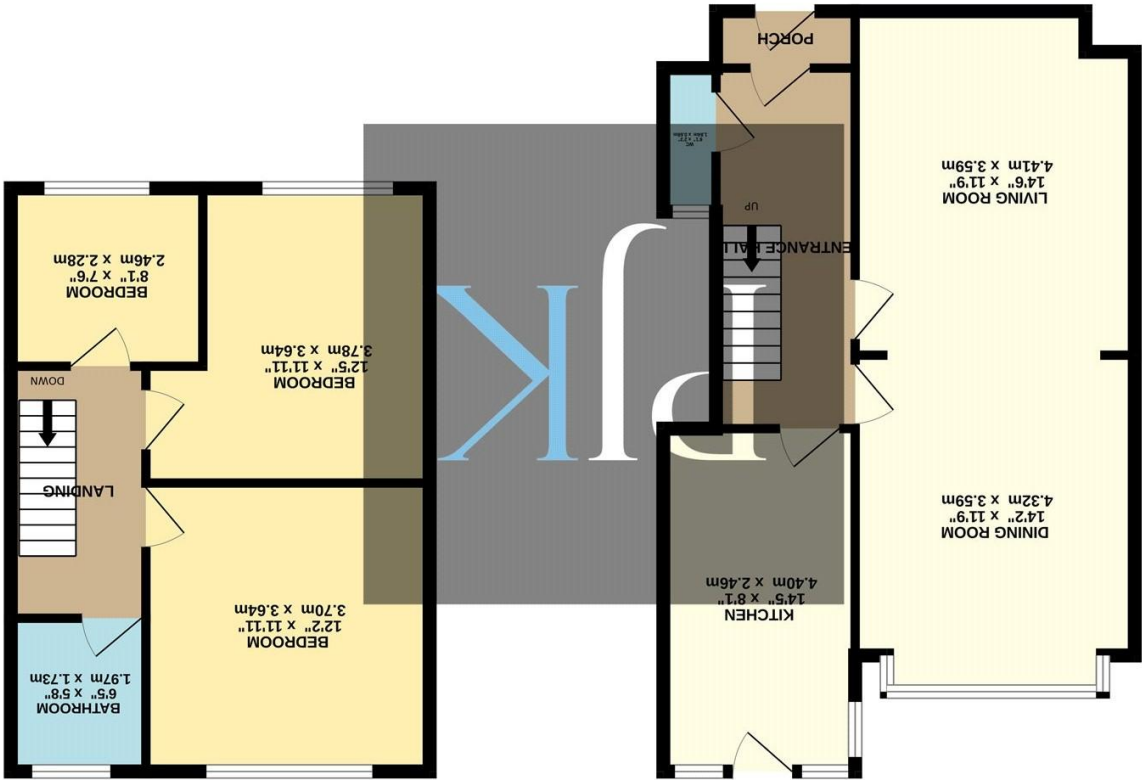


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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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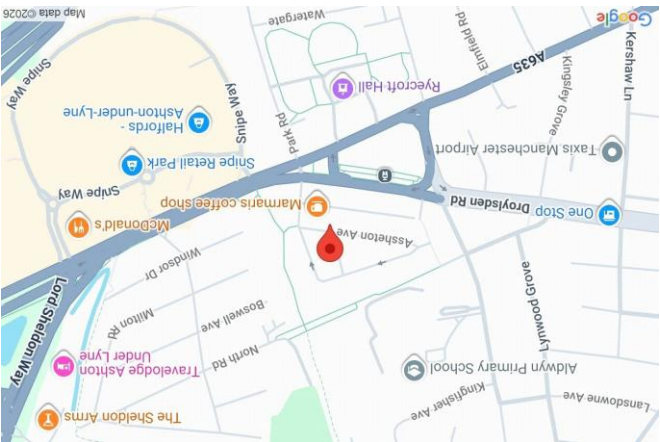
TOTAL FLOOR AREA : 995 sq.ft. (92.4 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.

GROUND FLOOR
562 sq.ft. (52.2 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		
		70 C	76 C



218 Heaton Moor Road, Stockport, Greater Manchester, SK4

0161 431 5556 | heatonmoor@philipjames.co.uk

www.philipjames.co.uk



PHILIP JAMES
KENNEDY

6 ASSHETON AVENUE
AUDENSHAW, M34 5RS



ASKING PRICE £320,000

A rare opportunity to acquire a well-presented family home on one of Audenshaw's most sought-after residential streets. Tucked away from the main roads, this attractive property is positioned within a peaceful pocket renowned for its strong sense of community and beautifully maintained central communal garden — a location where homes rarely become available.

The accommodation begins with a useful entrance porch, providing practical space for coats and footwear, before opening into a welcoming entrance hallway. The ground floor offers two bright and airy reception rooms, both benefitting from excellent natural light thanks to the south-facing rear aspect, creating flexible living and dining spaces ideal for everyday family life or entertaining. To the rear is a recently installed high-gloss kitchen, which adds a sleek and contemporary feel to the home, while a convenient ground floor WC completes the downstairs accommodation.

To the first floor are three well-proportioned bedrooms, offering comfortable and versatile accommodation suitable for families, home working or guest use.

Externally, the property benefits from off-road parking and a large garage, providing secure parking and excellent additional storage. The quiet setting, combined with the well-balanced layout and access to a thriving community environment, makes this an excellent opportunity for buyers seeking a peaceful location without compromising on convenience.

995 gross sq ft
Tax Band: C
Freehold

"Rare opportunity on a highly sought-after Audenshaw street in walk in condition."

