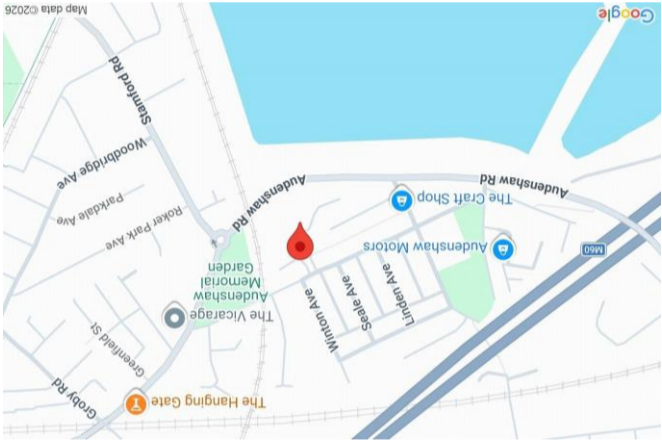


www.philipjames.co.uk
 0161 431 5556 | heatonmoor@philipjames.co.uk
 218 Heaton Moor Road, Stockport, Greater Manchester, SK4

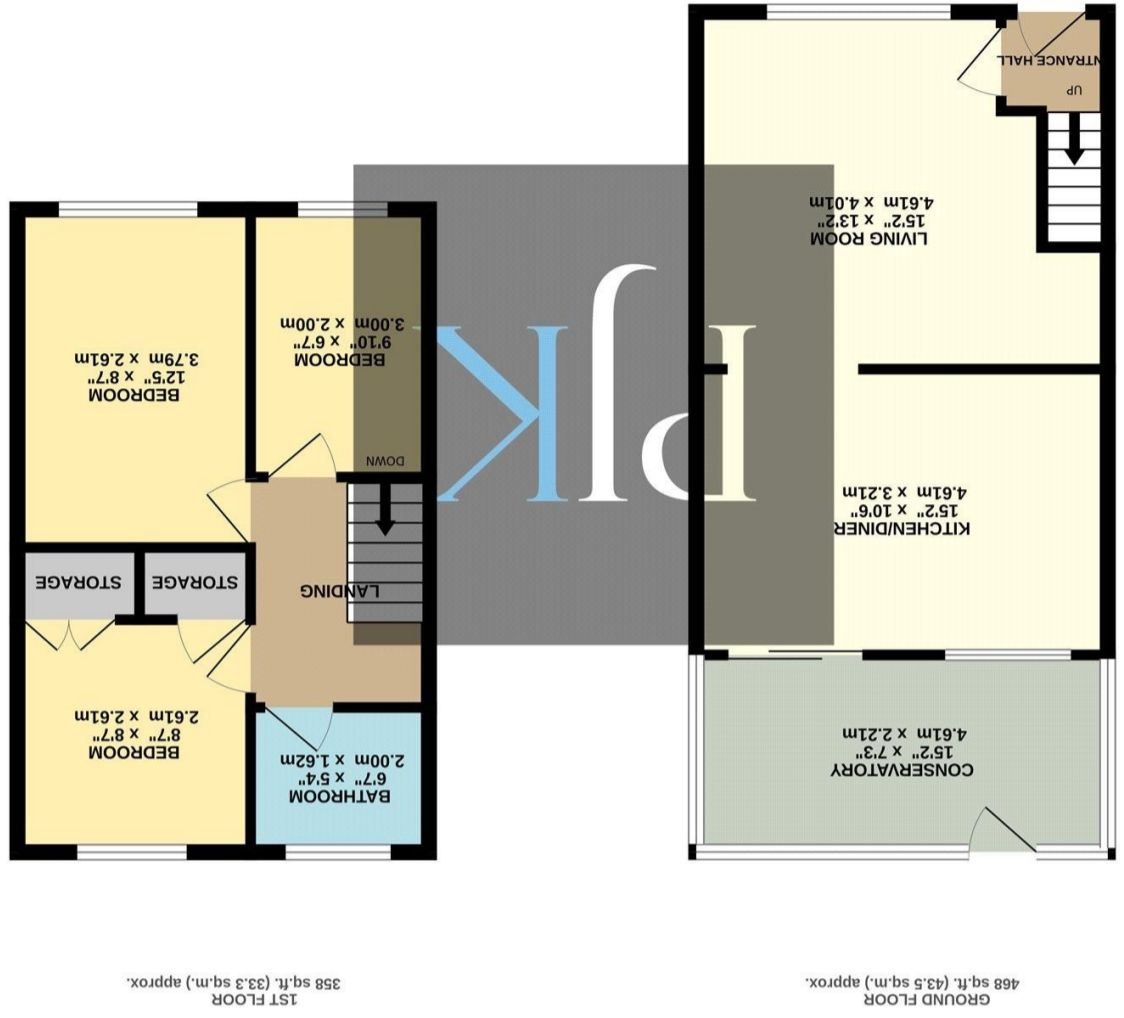


Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	70 C	
81-91	B		86 B
92+	A		



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 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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PHILIP JAMES
 KENNEDY

2 HIGH ASH GROVE
 AUDENSHAW, TAMESIDE, M34 5NH



ASKING PRICE £220,000

A three bedroom mid-terrace family home, positioned within a quiet residential cul-de-sac in the heart of Audenshaw. Offered to the market with no onward vendor chain, this well-maintained property provides an excellent opportunity for first-time buyers, young families or investors alike.

The accommodation begins with a welcoming entrance hallway leading through to a bright and spacious living room to the front of the property, creating a comfortable reception space for everyday living. To the rear is a contemporary fitted kitchen diner, offering a range of attractive matching wall and base units, ample work surface space and room for dining furniture. Sliding doors open into a conservatory, providing additional living space and pleasant views over the rear garden.

To the first floor are three well-proportioned bedrooms, including two generous double bedrooms and a good-sized single room. These rooms are served by a recently upgraded family bathroom, finished to a modern standard.

Externally, the property benefits from a driveway providing off-road parking alongside a neat front garden. To the rear is a low-maintenance enclosed garden, offering a private outdoor space ideal for relaxing and enjoying the warmer months.

The property is ideally located close to a range of local amenities, reputable schools and excellent transport links, including easy access to the M60 and surrounding areas.

826 gross sq ft
Tax Band: B
Leasehold

"Modern three-bedroom mid-terrace home in a quiet cul-de-sac with conservatory, driveway and no onward chain."

