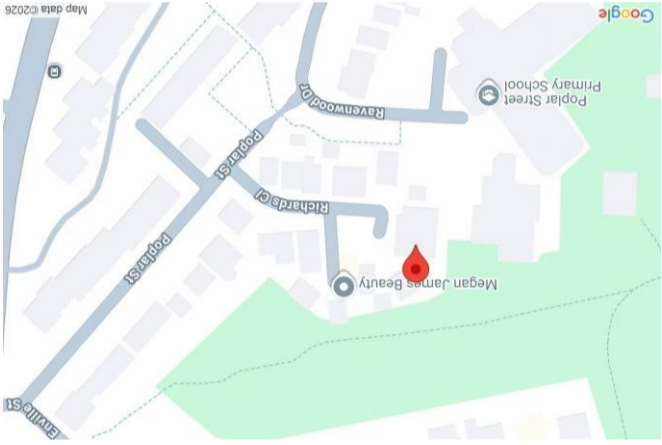


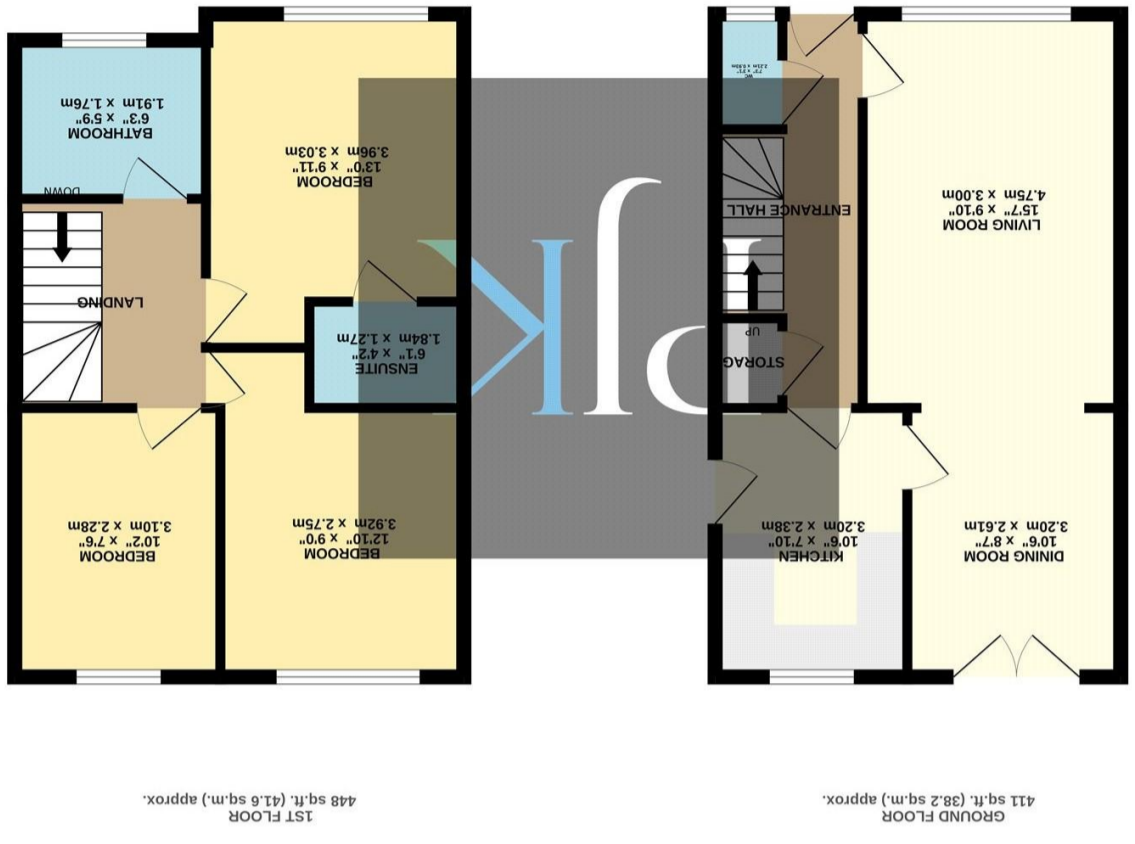
www.philipjames.co.uk
 0161 431 5556 | heatonmoor@philipjames.co.uk
 218 Heaton Moor Road, Stockport, Greater Manchester, SK4

Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	74 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.

What 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 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

9 RICHARDS CLOSE
AUDENSHAW, TAMESIDE, M34 5EN



ASKING PRICE £290,000

A well-presented three-bedroom semi-detached family home, ideally positioned on a popular residential cul-de-sac in Audenshaw. This excellent property offers well-proportioned accommodation throughout, benefitting from a principal bedroom with en-suite, generous off-road parking and a beautifully maintained rear garden, making it an ideal purchase for first-time buyers, growing families and downsizers alike.

The property is situated in an exceptionally well-connected location, just a 10-minute walk from the train station, which offers direct services to Manchester and free car parking. A primary school is only a few minutes' walk away, and several nurseries are also within a few minutes' walk. The M60 is easily accessible in about three minutes by car. Several large commercial centers and wellness facilities are within a five-minute drive, and the property is also just two minutes from a large park, ideal for families, dog walkers, and those who enjoy outdoor space.

The accommodation begins with a welcoming entrance hallway housing the stairs to the first-floor accommodation. Conveniently located off the hallway is a useful downstairs cloakroom/WC. To the rear of the property is an impressive open-plan living/dining space, providing ample room for both lounge and dining furniture. French doors open directly onto the rear garden, creating an excellent space for entertaining and family living. Completing the ground floor is a well-appointed kitchen fitted with a range of matching wall and base units, quality work surfaces and space for essential appliances.

The first floor reveals three well-proportioned bedrooms, including two excellent doubles and a further single room. The principal bedroom benefits from its own en-suite shower room, whilst the remaining bedrooms are serviced by a modern three-piece family bathroom suite.

Externally, the property continues to impress. To the front is a well-maintained garden and extensive driveway, providing ample off-road parking for multiple vehicles and access to the garage. To the rear is a beautifully enclosed garden, featuring a lawn and stone patio area ideal for free-standing garden furniture and enjoying the summer months.

867 gross sq ft
Tax Band: C
Leasehold

"Well-Presented Three Bedroom Semi-Detached Home on a Popular Audenshaw Cul-de-Sac"

