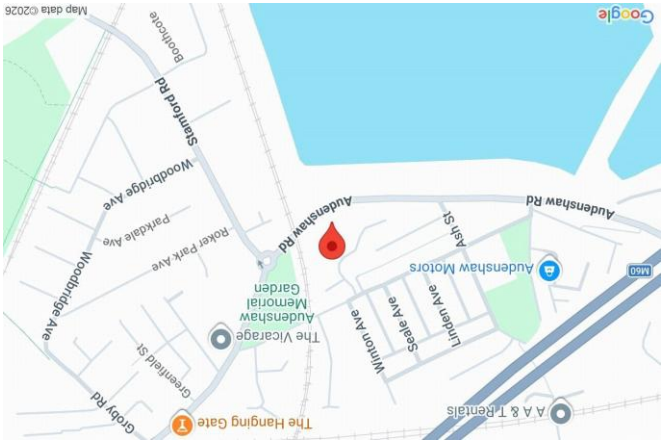


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

While 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.

Made with Mapbox 5/2026

TOTAL FLOOR AREA : 841 sq.ft. (78.1 sq.m.) approx.



PJK

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

[Facebook](#) [Twitter](#) [Instagram](#)



PHILIP JAMES
KENNEDY

222 AUDENSHAW ROAD
AUDENSHAW, TAMESIDE, M34 5WP



ASKING PRICE £220,000

A beautifully presented two-bedroom garden-fronted period terrace, offering spacious accommodation extending to approximately 841 sq ft. Lovingly improved by the current owner and presented in excellent condition throughout, this attractive home combines generous room proportions with a modern kitchen and impressive four-piece bathroom, making it an ideal first-time purchase.

The accommodation opens directly into an impressive living/dining room extending to over 28 feet in length. This excellent open-plan reception space provides plenty of room for both living and dining furniture, while retaining plenty of character and creating an excellent space for both relaxing and entertaining.

To the rear is a modern fitted kitchen featuring a range of matching wall and base units, complementary work surfaces and space for appliances, with access provided directly to the rear courtyard.

The first floor reveals two well-proportioned bedrooms, including an impressive principal double bedroom with ample space for freestanding furniture. The second bedroom is another generous room which can be tailored to the needs of prospective buyers. Completing the accommodation is a particularly spacious and beautifully presented four-piece family bathroom.

Externally, the property benefits from an attractive garden frontage, while to the rear is an enclosed, low-maintenance courtyard providing an ideal space for outdoor furniture and enjoying the warmer months.

The property is conveniently positioned, with excellent road, motorway and rail connections make it particularly well suited to commuters. With a range of local amenities also within easy reach, this beautifully presented home must be viewed to be fully appreciated.

841 gross sq ft
Tax Band: A
Freehold

*"A beautifully presented
two-bedroom period
terrace."*

