



Slate Lane | Audenshaw | M34 5GW
£495,000

Stunning Detached Property

High End Finishes

5 Bedrooms

Prime Canal Side Location



Property Description

A stunning five bedroom detached property situated on the banks of the Ashton canal in a quiet, secluded sought after location, yet just minutes from the M60 motorway and Manchester City Centre.

Driven by a passion for architecture and design, the current owner built this completely unique property to their own exacting requirements. With a modern design and contemporary feel throughout encompassing fixtures and fittings to the highest quality specification, the property features amongst one of its finest attributes a first

floor lounge with balcony overlooking the canal. There is secure gated entry with intercom system. The property must be viewed to appreciate its many unique features.

GROUND FLOOR

ENTRANCE HALLWAY

15' 5" x 5' 1" (4.70m x 1.57m)

With authentic stone paved flooring.

CLOAKROOM

WATER CLOSET

With toilet and wash hand basin.

OFFICE

6' 6" x 6' 8" (2,52m x 2.04m) With double glazed window to the side elevation.

KITCHEN / DINING AREA

19' 11" x 12' 4" (6.09m x 3.76m)

With authentic stone paved flooring, modern fitted wooden wall and base units with integrated appliances and central breakfast island all with granite work tops. From the dining area patio doors lead out to the rear garden patio area.

SUN ROOM

13' 8" x 12' 5" (4.18m x 3.79m)

Accessed via French doors from the kitchen and exited via sliding patio doors out to the rear garden area.

GARAGE SPACE

16' 10" x 12' 5" (5.14m x 3.80m)

With wooden laminate flooring and extensive storage cupboards.

KENNEL/WASH ROOM & DOG RUN

11' 11" x 6' 4" (3.65m x 1.95m)

With dog cage and hatch to enclosed to "run", along with wash facilities and stable door access to the side of the property.

STORE ROOM

14' 5" x 4' 11" (4.40m x 1.51m)

With brick tiled flooring.

FIRST FLOOR

UTILITY/WASH ROOM

8' 2" x 6' 8" (2.50m x 2.05m)

With fitted kitchen cabinets and sink along with double glazed window to the side.

LOUNGE

19' 11" x 13' 10" (6.09m x 4.22m)

With hard wood flooring and contemporary feature fireplace.

Double glazed patio doors lead out to a balcony area, along with a large double glazed window, both proffering a canal vista.

MASTER BEDROOM

14' 5" x 12' 8" (4.40m x 3.87m)

Fully carpeted large double bedroom with fitted wardrobes and modern fully tiled en-suite comprising of sunken jacuzzi bath, walk-in shower, toilet and wash hand basin.

CHANGING AREA

12' 4" x 5' 8" (3.76m x 1.73m)

With laminate flooring, fitted wardrobes and large Velux window.

SECOND FLOOR

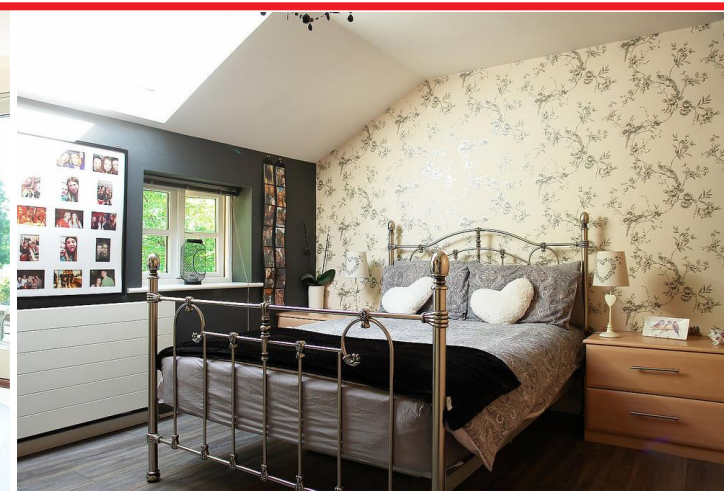
LANDING

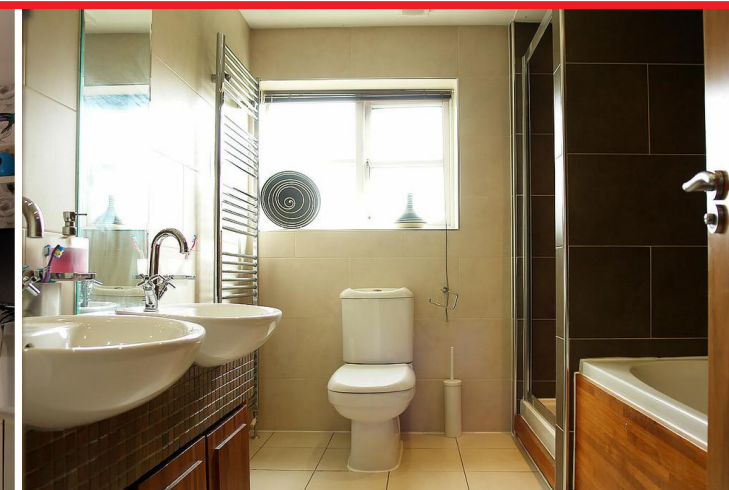
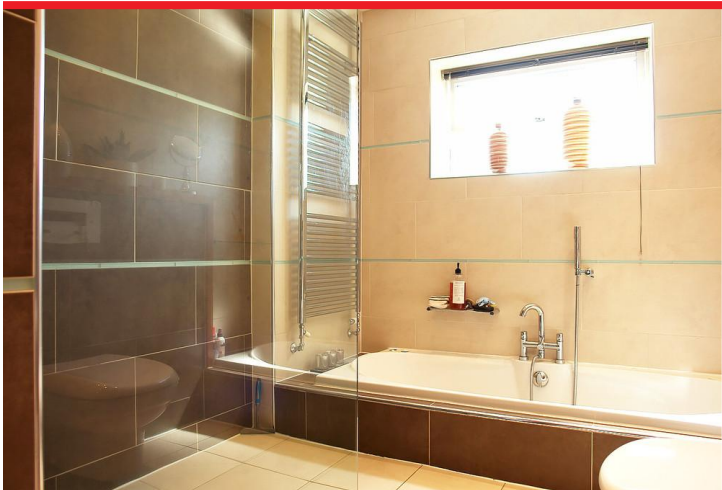
With wood laminate flooring, large Velux window and large storage cupboard.

BEDROOM TWO

13' 5" x 10' 1" (4.10m x 3.08m)

Double bedroom with wooden laminate flooring, fitted wardrobes and two double glazed windows to the front. Discreet laddered access to boarded loft space.





BEDROOM THREE

10' 9" x 9' 3" (3.29m x 2.83m)

Double bedroom with wooden laminate flooring, fitted wardrobes along with a Velux and two double glazed windows to the rear.

FAMILY BATHROOM

9' 1" x 7' 4" (2.77m x 2.24m)

Fully tiled with modern suite comprising of bath with mixer shower, separate shower cubicle, dual sinks, pedestal toilet and frosted double glazed window.

BEDROOM FOUR

10' 9" x 6' 11" (3.29m x 2.11m)

Large single bedroom with wooden laminate flooring, fitted wardrobes along with a Velux and double glazed

window to the rear.

BEDROOM FIVE

12' 3" x 11' 5" (3.74m x 3.50m)

Double bedroom with wooden laminate flooring, fitted wardrobes along with a Velux and two double glazed windows to the front.

Discreet laddered access to boarded loft space.

EXTERNALLY

To the front of the property is a driveway for off-road parking in front of the large garage along with a gated side entrance.

To the rear of the property is an enclosed garden area with a patio, artificial grass island and a separate decking area adjacent to the hot tub enclosure.



Tenure

Freehold

Council Tax Band

F

Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



IMPORTANT NOTICE

No checks have been made of any services (gas, water, drainage and electricity) or any other mechanical equipment in this property.

POSSESSION

Vacant possession on completion.

PURCHASING PROCEDURE

We are required under the estate agents act 1979 to establish a purchaser's ability to buy - including mortgage arrangements - before property, please contact us immediately prior to contacting a building solicitor. Failure to do so may result in the property being sold elsewhere or abortive costs being incurred by way of legal and/or survey fees.

Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

PRE-PURCHASE SURVEYS

We offer a range of pre-purchase surveys to all purchasers providing the property you are buying is not being marketed by us.

OTHER SERVICES PROVIDED BY CORDINGLEYS

Architectural - plans drawn for newbuild and extension projects, planning and building regulation advice, building surveys and valuations, measured building surveys, land surveys, boundary dispute matters and advice on Party Wall etc Act 1996

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