



**Eldon Close | Audenshaw | M34 5FD**

**Reduced £164,000**

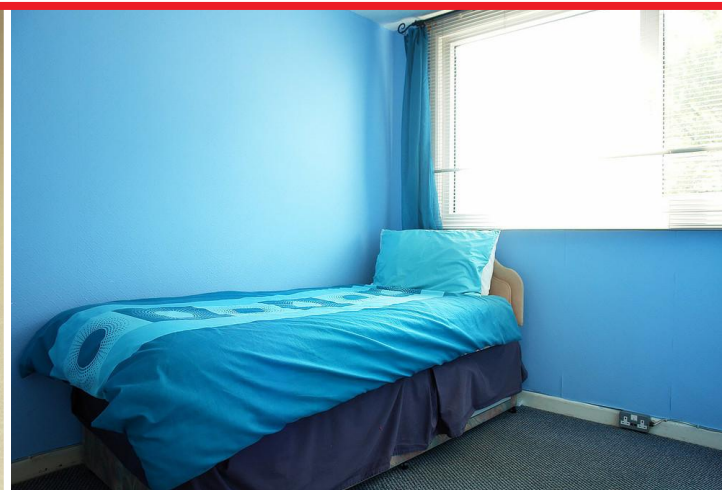
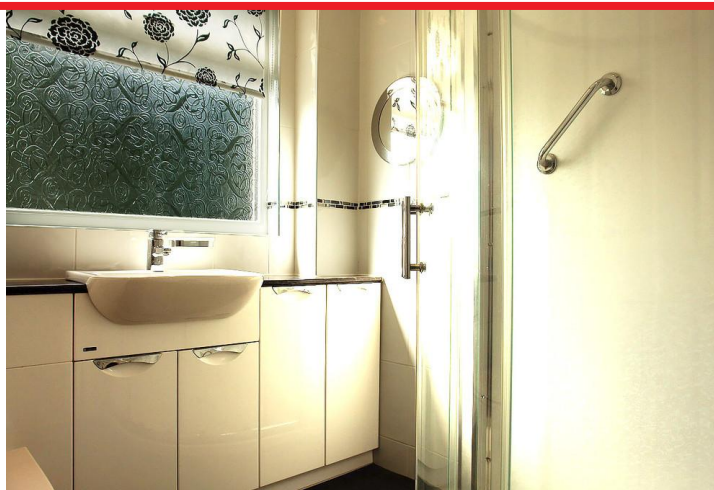
NO VENDOR CHAIN

Three Bedrooms

Semi Detached Property

Ideally Located





## Property Description

With NO VENDOR CHAIN - A fantastic opportunity to purchase a 3 bedroom Semi-Detached property on the Audenshaw and Ashton Under Lyne border, located within a very convenient and popular area close to local amenities, transport links and the motorway network. The property is well presented and maintained throughout.

The accommodation briefly comprises: entrance vestibule, lounge, kitchen/diner, along with two double bedrooms, one single bedroom and bathroom. The property is also appointed with gas central heating & uPVC double glazed windows throughout.

Externally there is a gated driveway leading to a detached garage, garden area to the front and brick paved patio and artificial lawn garden area to the rear.

### ENTRANCE VESTIBULE

#### LOUNGE 15' 5" x 14' 6" (4.71m x 4.42m)

Fully carpeted with gas fire, hearth and surround, along with large uPVC double glazed paned window to the front.

#### KITCHEN/ DINER 14' 7" x 8' 8" (4.45m x 2.66m)

With tiled linoleum flooring, wooden fitted wall and base units with integrated oven/hob and extractor fan along with tiled splash-backs and granite effect work surfaces.

uPVC double glazed window and patio doors leading out to secluded rear garden area.

### STAIRS/ LANDING

Fully carpeted with loft access hatch and uPVC double glazed window to the side.

#### BEDROOM ONE 14' 0" x 8' 7" (4.28m x 2.62m)

Fully carpeted large double bedroom with fitted wardrobes and large uPVC double glazed paned window to the front.

#### BEDROOM TWO 9' 10" x 8' 4" (3.00m x 2.55m)

Fully carpeted double bedroom with large uPVC double glazed paned window to the rear.

**BATHROOM** 6' 1" x 5' 11" (1.87m x 1.82m)

With laminate flooring and tiled walls, modern white suite consisting of corner shower cubicle, flush mounted toilet and integrated wash hand basin along with vertical chrome towel radiator and large frosted uPVC double glazed window to the rear.

**BEDROOM THREE** 7' 11" x 5' 10" (2.42m x 1.78m)

Fully carpeted single bedroom with storage cupboard housing Worcester boiler and uPVC double glazed paned window to the front.

**EXTERNALLY**

Externally there is a block paved gated driveway leading to a detached garage, garden area to the front and brick paved patio and artificial lawn mature garden area to the rear.

**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, please contact us immediately prior to contacting a building society, bank or 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.*

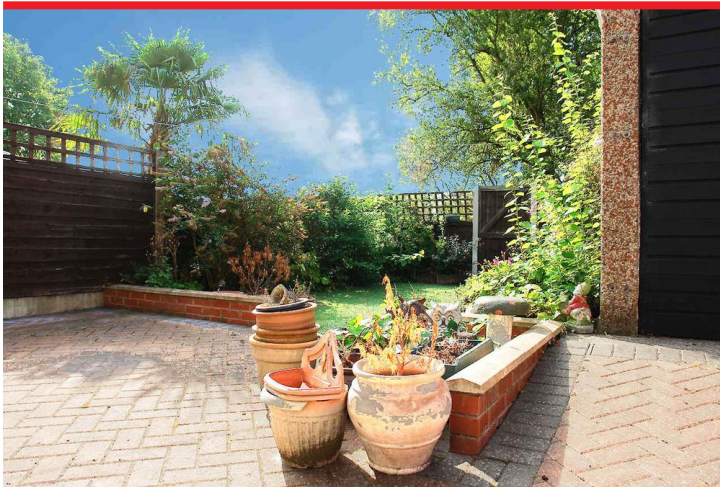
*Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.*

**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**

- RICS SURVEYS & VALUATIONS
- *Planning and building regulation advice.*
- *Measured building surveys, land surveys, boundary dispute matters and advice on Party Wall etc Act 1996.*
- *Architectural - plans drawn for new build and extension projects.*



## Tenure

Freehold

## Council Tax Band

C

## Viewing Arrangements

Strictly by appointment

## Contact Details

Cordingleys (AUL) Ltd  
48 Wellington Road  
Ashton-under-Lyne  
Lancashire  
OL6 6DQ

[www.cordingleys.co.uk](http://www.cordingleys.co.uk)

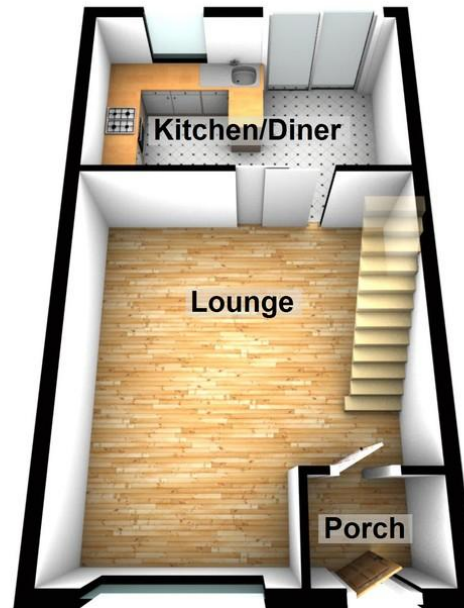
[estateagent@cordingleys.co.uk](mailto:estateagent@cordingleys.co.uk)

0161 330 4800 / 0161 330 0432

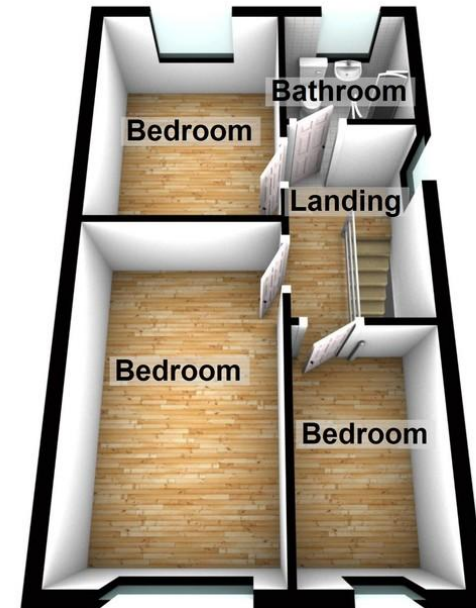


*Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential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

Ground Floor



First Floor



rightmove 