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5 Park Road, Audenshaw, Manchester, M34 5QW

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Asking Price £280,000

Presenting a classic semi-detached house, now available for sale. Though in need of a bit of modernising, this property offers a superb opportunity for first-time buyers, investors, and families alike.

This property comprises three bedrooms, one bathroom, two reception rooms, and a kitchen. On the upper floor, the first and second bedrooms are both generous double rooms, with the first bedroom featuring built-in wardrobes. The third bedroom is a comfortable single room, ideal for a home office or child's bedroom. The bathroom is well-equipped with a modern shower enclosure.

Downstairs, the property boasts two spacious reception rooms. Both rooms are flooded with natural light, thanks to their large windows. The first reception room benefits from a charming fireplace and a delightful garden view, adding a cosy, homely touch to the area.

The kitchen is another standout feature of this property. It benefits from a good amount of natural light and includes ample space for dining, making it a perfect place for family meals or entertaining guests.

What sets this house apart are its unique features. Parking will never be a concern as the property comes with its own parking space. Additionally, there is a private garden, providing a peaceful outdoor area for relaxation or a safe play space for children.

Location-wise, this house is ideally situated with excellent public transport links and is in close proximity to local schools and amenities. The Snipe retail park is also nearby, adding to the convenience of living in this property.

Even though this property is in need of some modernising, it offers excellent potential for creating a beautiful family home or a profitable investment. Its condition, coupled with its desirable location and unique features, make it a property worth considering. The house is within the Council Tax Band B.

Overall, this semi-detached house is a great opportunity waiting to be seized by its new owners.

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A floor plan diagram of a house. The layout includes a PORCH at the top, an ENTRANCE HALL in the center, a GARAGE on the right, a LIVING ROOM on the top left, a DINING ROOM on the bottom left, and a KITCHEN/DINER at the bottom. The rooms are color-coded: PORCH is light brown, ENTRANCE HALL is medium brown, GARAGE is orange, LIVING ROOM is light yellow, DINING ROOM is light yellow, and KITCHEN/DINER is light yellow. The plan shows various door openings and windows.

A floor plan diagram of a 3-bedroom house. The layout includes three bedrooms, a landing, and a bathroom. The bedrooms are colored yellow, the landing is brown, and the bathroom is light blue. The plan shows a central landing area with three doors leading to the bedrooms. The bathroom is located adjacent to the landing. The overall shape is rectangular with a small protrusion for the landing area.

BEDROOM


BEDROOM


BEDROOM

LANDING

BATHROOM

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, 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.
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Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>92 plus A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		57	83
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> 	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Lounge
14'11" x 12'11"

Sitting Room
11'11" x 15'9"

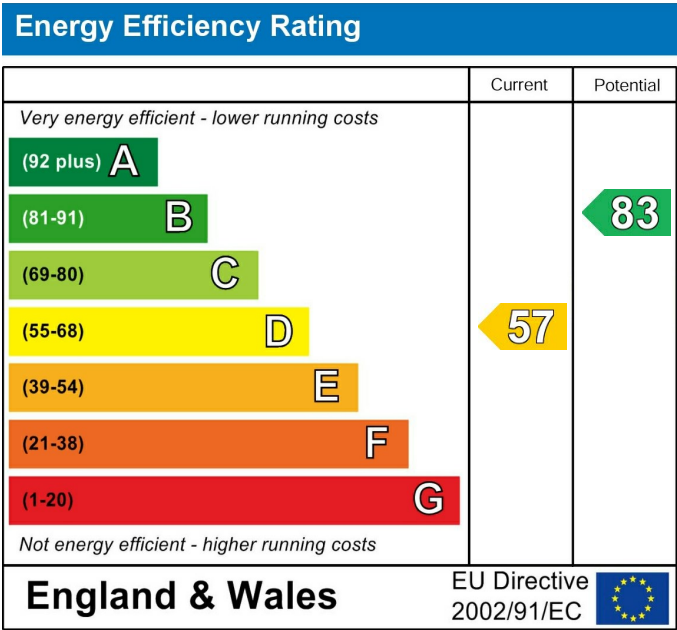
Kitchen
6'9" x 8'9"

Dining Room
7'4" x 8'10"

Bedroom 1
14'9" x 10'10"

Bedroom 2
12'9" x 10'7"

Bedroom 3
7'4" x 5'11"



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









