JOULES
Estate Agents

2 Edale Avenue, Audenshaw, Manchester, M34 5TU

£300,000

- NO CHAIN
- Corner Plot
- Immaculate Throughout
- South Facing Garden
- Council Tax Band - C (Tameside)
- Three Bedroom Semi-Detached House
- Freehold
- High Specification Open Plan Living Kitchen
- Driveway Parking
- EPC - TBC

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2 Edale Avenue, Manchester M34 5TU

Joules Estate Agents are delighted to present to the market this immaculate three-bedroom semi-detached property, occupying a desirable corner plot within a quiet cul-de-sac. Offered for sale with no onward chain, the property has been thoughtfully upgraded throughout to create a stylish and contemporary family home.

Situated within easy reach of local amenities, popular schools and excellent transport links, the property is ideally positioned for both families and commuters, with convenient access to the surrounding areas and Manchester.

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Council Tax Band: C

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Situated within easy reach of local amenities, popular schools and excellent transport links, the property is ideally positioned for both families and commuters, with convenient access to the surrounding areas and Manchester.

The impressive open-plan living kitchen, featuring a high-specification kitchen with Quartz worktops, matching upstands and splashback, a central island with seating and additional storage, and a range of integrated Neff and Bosch appliances. Further features include a wine cooler and French patio doors, creating a superb connection between the living space and the south-facing garden.

The ground floor benefits from water-based underfloor heating, providing an additional level of comfort throughout the living accommodation.

The lounge features bespoke built-in media cupboards and shelves within the alcoves, creating both a practical storage solution and a clean finish.

Most of the UPVC double-glazed windows benefit from remote controlled electric blinds.

To the first floor are three well-proportioned bedrooms, with built-in wardrobes to bedrooms one and two, alongside the contemporary bathroom.

Externally, security is enhanced by a CCTV system. The property enjoys a South-facing garden, driveway parking, and its position on a corner plot. The garden also boasts a store cupboard and large shed with electric light and mains power.

An impressive, turnkey home combining modern specification, excellent presentation and a desirable cul-de-sac location. Early viewing is highly recommended.

The property comprises

Ground Floor

Hallway
Staircase ascending to the first floor with carpet runner and stair rods. Under stairs storage cupboard. Engineered wood flooring with under floor heating.

Lounge
13'5 x 11'4
UPVC double glazed bay window, electric roller blinds, working gas fire with feature cast iron surround and stone hearth, bespoke built-in media cupboards and shelves within the alcoves. Engineered wood flooring with under floor heating,

Open Plan Living Kitchen
17'2 x 13'1
A range of base, wall and drawer units with contrasting Quartz worktop, upstands and splashback, a central island featuring the same stylish Quartz worktop with seating and additional storage. Integrated Neff and Bosch appliances including a 'slide and glide' Neff oven and convenient slimline dishwasher. Further features include a wine cooler, engineered wood flooring with under floor heating, and French patio doors, creating a superb connection between the living space and the South-facing garden. UPVC double glazed window with electric roller blind. Separate storage cupboard / pantry.

First Floor

Landing
Access to bedrooms and bathroom. UPVC double glazed window with plantation shutter. Staircase.

Bedroom One
13'8 x 10'9
Double bedroom, UPVC double glazed bay window, feature cast iron fireplace, double panel radiator, electric roller blind, built in wardrobes.

Bedroom Two
12'1 x 10'9
Double bedroom, UPVC double glazed window, feature cast iron fireplace with tiled hearth, double panel radiator, electric roller blind, built in wardrobes.

Bedroom Three
8'3 x 6
Single bedroom, UPVC double glazed window, single

panel radiator electric roller blind, built in shelving, loft hatch.

Loft Space
The loft is boarded with a built in ladder, providing a great space for storage and benefits from electric light.

Bathroom
7'10 x 5'10
Double glazed frosted glass window with plantation shutter. Three piece suite comprising, double ended bath with shower overhead, WC and vanity unit with wash basin. Wall mounted mirror with LED light. Tiled floor and walls. Double panel radiator.

External

Front
Indian stone hard landscaped low maintenance driveway offering parking for multiple vehicles. Double timber gates providing access to side and rear garden. CCTV camera.

Side
AstroTurf South facing low maintenance garden with plant beds separated by timber sleepers and surrounded by timber fencing. CCTV camera.

Rear
Indian stone patio area ideal for garden furniture. Garden store room. Garden shed with electric light and mains power. Surrounded by timber fencing. CCTV camera.

Important Notice
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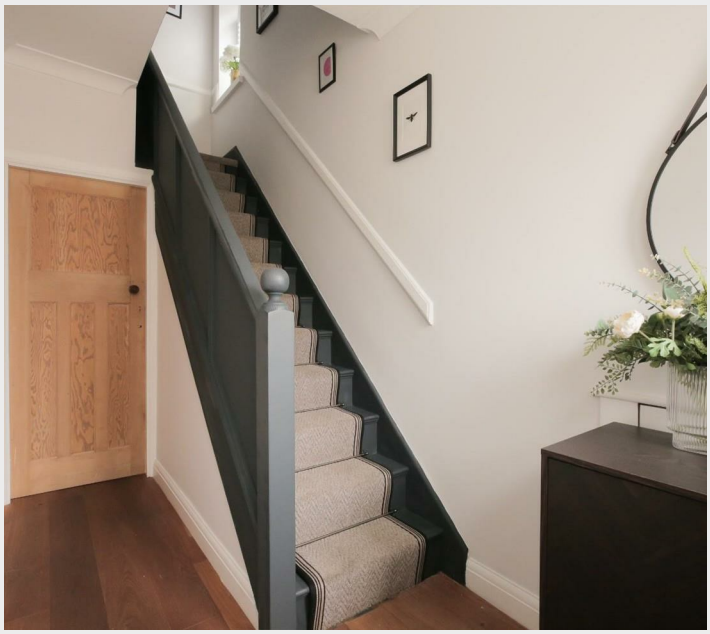


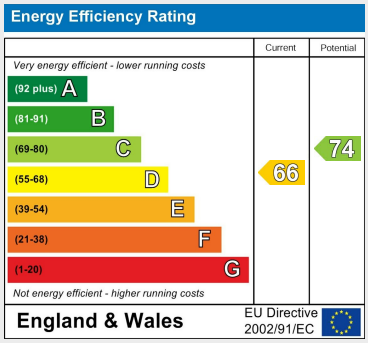
Directions

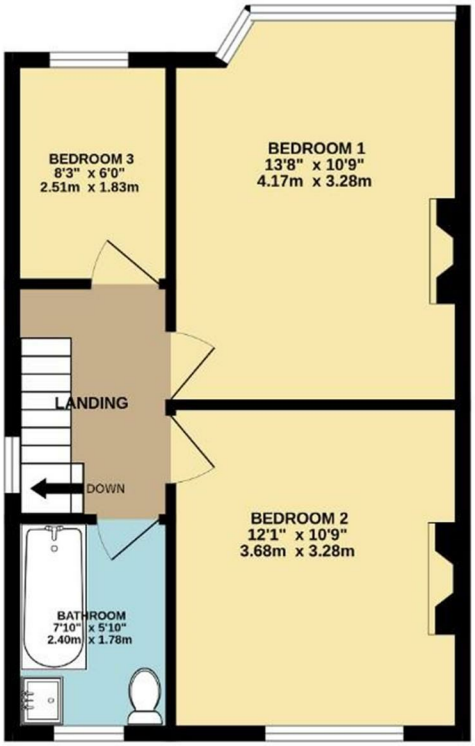
Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

EPC Rating:

D





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