

# Thompson Estates

LETTINGS AND SALES

Thompson Estates  
163 Stamford Street Central  
Ashton-Under-Lyne  
OL6 6XW

0161 399 1630

info@thompsonsea.co.uk



## Greenfield Street, Audenshaw,

Our sister company YOUR PROPERTY CENTRE are excited to bring to market this 3 bedroom home. Nestled in the charming town Audenshaw, this delightful terraced house on Greenfield Street offers a perfect blend of comfort and convenience. Built in 1930's, the property has been thoughtfully designed to cater to modern family living while retaining its classic appeal.

The house boasts three well-proportioned bedrooms, each equipped with fitted wardrobes, providing ample storage space for your belongings. The two inviting reception rooms create a warm and welcoming atmosphere whilst giving multifunctional usage.

One of the standout features of this property is the large garden to the rear, which offers a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air on sunny days. The garden also features a brick built storage.

Situated on a quiet dead-end street, this home provides a peaceful environment, making it an ideal choice for families seeking a safe and serene neighbourhood. The location offers easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach.

### CHECK THE VIDEO TOUR FOR A VIRTUAL WALK THROUGH

On arrival you are greeted by a patio front garden, entering into the property the high ceilings in the hall showcase the original charm of the property, giving access to both the front reception room with bay windows allowing ample natural light and the rear reception room offering a variety of uses. The kitchen is accessed via the rear reception and gives access to the rear garden. Upstairs this property offer three bedrooms each with fitted wardrobes plus a family bathroom with shower over bath and separate toilet.

Viewings strictly by appointment with the agent

- House
- Bedrooms- 3
- Bathrooms- 1
- Receptions- 2
- EPC- E

Offers in excess of

**£230,000**



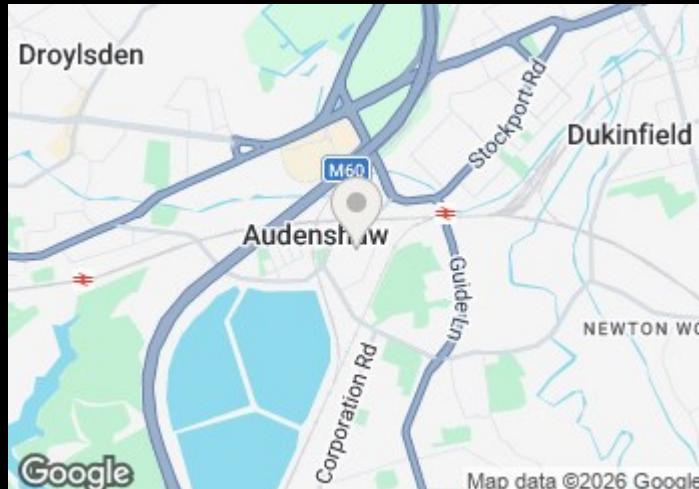
Ground Floor  
Approx 40 sq m / 430 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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