



101 Manor Road, Denton, M34 7SL

£235,000

Located in Haughton Green, Denton, this three bedroom semi-detached house on Manor Road comes to the market offering spacious living accommodation set over three floors. .

As you approach the property, you're greeted by an enclosed lawned front garden with pathway leading to the front door. Once inside the home you will find a lounge through diner with French doors leading out to the garden, plus a dining kitchen to the ground floor, whilst to the first floor there are three bedrooms a super stylish four piece bathroom and a further loft room all provide ample space for a growing family or for those in need of a home office or guest room.. The rear garden is the WOW factor of this home & offers a great space for outdoor entertaining during the summer months, mainly laid to lawn, with additional patio areas & a woodland backdrop.

One of the standout features of this property is its picturesque surroundings. Situated backing onto Haughton Dale Nature Reserve and with Gower Hey Woods Apethorn Woods, and the Peak Forest canal nearby, families, nature lovers and dog owners are sure to appreciate the easy access to nature walks.

Whether you're looking to enjoy peaceful walks in the nearby woods or simply relax in the comfort of your own home, Manor Road has so much to offer, call today to book your viewing!

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Entrance Hallway

Stairs rising to the first floor, door into the lounge.

Lounge Through Diner

Window to the front garden, French doors leading out to the garden. Feature fireplace with timber surround.

Dining Kitchen

Back door to the side elevation, window overlooking the rear garden. Fitted with a range of floor and wall mounted units with coordinating work surfaces over. Electric built in oven with gas hob and extractor fan, space for a fridge freezer, plumbing for washing machine, stainless steel sink unit with mixer tap, wall mounted gas central heating boiler, tiled splashback and floor.

Stairs & Landing

Window to the side elevation, stairs rising to the loft room, built in storage cupboard, doors to bedrooms and family bathroom.

Bedroom One

Window to the rear elevation with beautiful views over the garden & adjoining woodland. Built in wardrobes with matching drawers.

Bedroom Two

Window to the front elevation.

Bedroom Three

Window to the front elevation.

Family Bathroom

Opaque window to the rear elevation. This stylish suite has been upgraded and has a real 'boutique' feel, with an enclosed shower cubicle with mains fed shower, low level wc, hand wash basin & dual ended bath. Part tiled walls and floors.

Loft Room

Externally

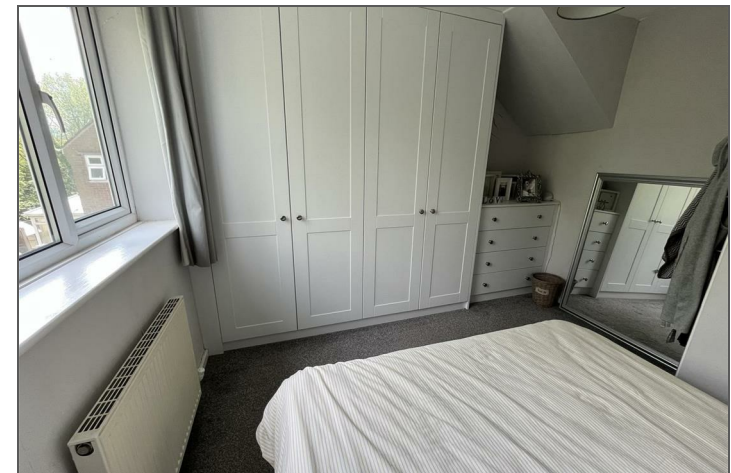
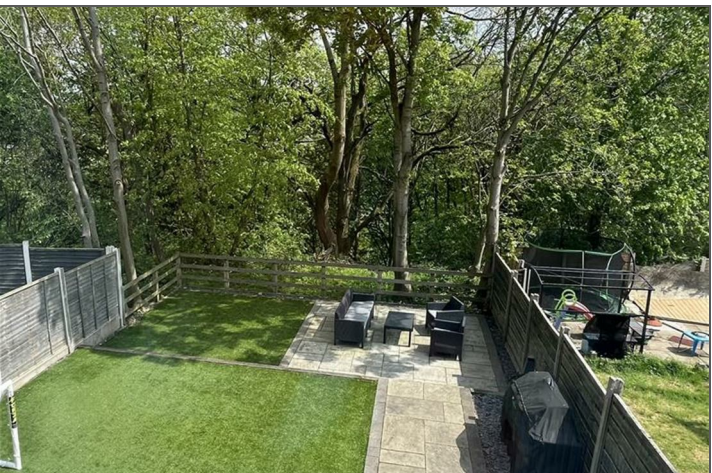
This lovely family home stands in a fantastic sized plot, the front garden has been recently landscaped and laid predominantly to lawn with raised flower beds. Around to the rear is a simply STUNNING garden! The adjoining woodland creates a beautiful back drop

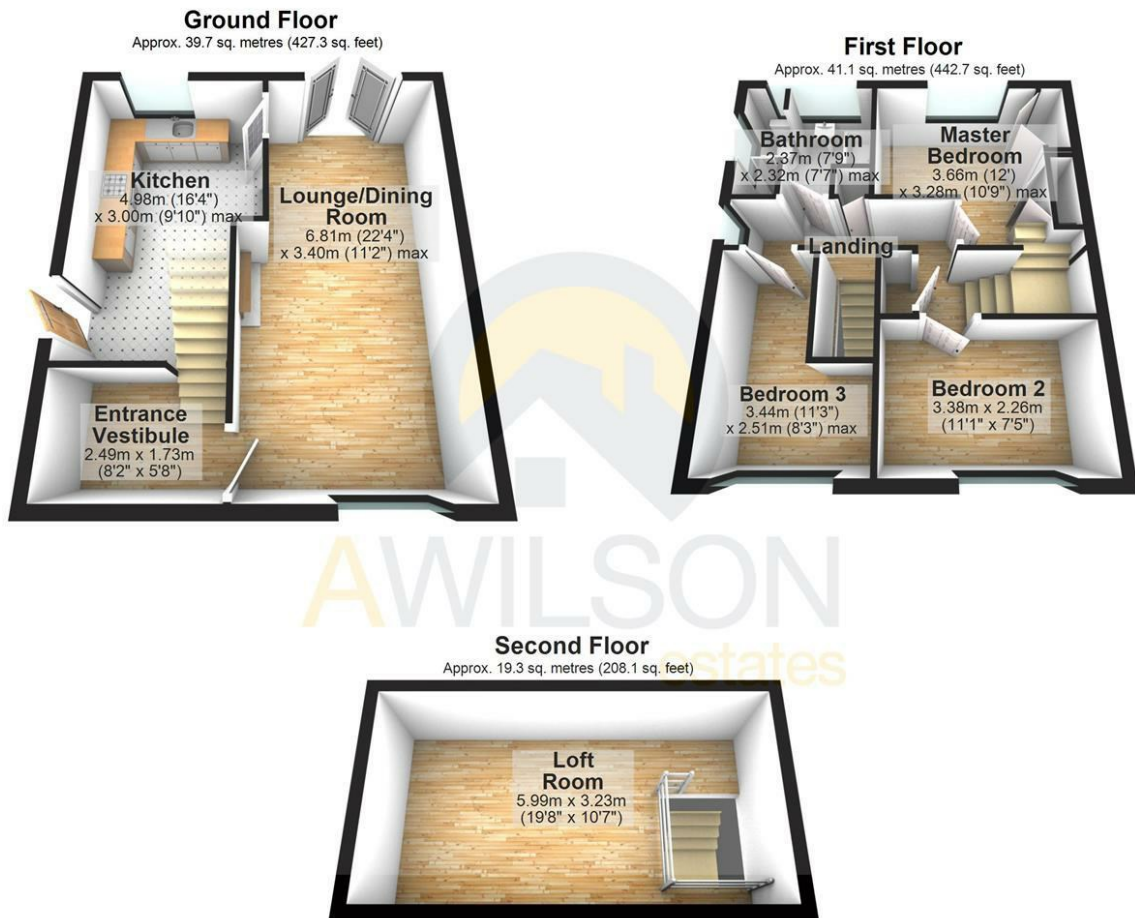
Additional Information

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: A





Total area: approx. 100.2 sq. metres (1078.1 sq. feet)

Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

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	

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	

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122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 Sales 0161 303 0778 Email: info@awilsonestates.com www.awilsonestates.com