



**56 Cromwell Avenue, Dane Bank, Denton, Greater Manchester, SK5 6GB**

**£329,000**

- Fabulous Town House over Three Floors
- Summer Room
- Master benefits from Ensuite Shower Room
- Converted Garage/ Utility Space
- Low Maintenance and Private Patioed Rear Garden
- Modern Family Kitchen
- Four Generous Bedrooms
- Modern Family Bathroom with Shower
- Off-Road Parking via Driveway
- Situated within minutes of Manchester City Centre



### Directions

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### THE PROPERTY

We are delighted to welcome to the market this Well Presented substantial FOUR/ FIVE BEDROOMED Townhouse situated on a modern estate on the border of Dane Bank and Reddish, within Close Proximity to Manchester City Centre. Easy access to train station, bus routes and motorway.

The accommodation comprises: Entrance into a Well Presented Hallway, with a Modern Kitchen Diner situated to the rear, and a Conservatory beyond providing a Cozy Living Space. To the front is a converted Garage providing Valuable Utility Space for a family home, with an WC under the stairs. The Stairs lead to the First Floor Landing, where you'll find a Generous Reception Room/ Double Bedroom overlooking the rear, another Double Bedroom to the front and the Family Bathroom, with a low-level suite and shower above the bath. To the Second Floor, you find Three Further Bedrooms, with the master benefitting from an Ensuite Shower Room.

Externally, there is Off-Road Parking with Driveway to the Front, with a Low-Maintenance and Private Patioed Rear Garden. EPC Grade- C. Leasehold property with 978 years remaining, with an annual Ground Rent of £100.00. Council Tax Band- D. with no onward chain Viewing is essential to appreciate the size and location of this property.

Call us on 0161 511 5339 to book in your viewing appointment.