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- 3 Bedroom Terraced House
- Ideal for a First Time Buyer
- Gas Central Heating
- Council Tax Band A

- Good Size South Facing Garden
- Open Plan Kitchen Diner
- Sealed Unit Double Glazed Windows

- No Upper Chain
- Bathroom and Separate W/C
- EPC TBC

3 bedroom terrace house with a good size south facing rear garden, no upper chain involved. Benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Hallway with stairs to the first floor, Lounge with dual aspect window to the front and patio doors onto the rear garden, feature fireplace. Dining Kitchen with wall and base units, roll top work surfaces, one and a half stainless steel sink and drainer unit, tiled splash back, integrated electric oven and gas hob with an extractor over, plumbed for washing machine, wall mounted combi boiler, part panelled walls, storage cupboard and door to rear garden. First floor landing with loft hatch, Bedroom 1 has fitted wardrobes, Bedroom 2 has Built in wardrobes and Bedroom 3 has a built in storage cupboard. The Bathroom has a panelled bath with an electric shower over, pedestal hand wash basin and tiled splash back. There is also a separate W/C with a low level w/c.

Externally to the front there is a low maintenance gravelled garden and to the rear there is a lovely good sized lawned garden which enjoys a southerly aspect and there is also a paved patio area.

East Denton is well placed for local amenities, with excellent road and public transport links into the city. There is also easy access to the A69 and A1.



**Please see Floor Plan on Page 4 for room sizes.*





Energy Performance: Current Potential

Council Tax Band: A

Distance from School:

Distance from Metro:

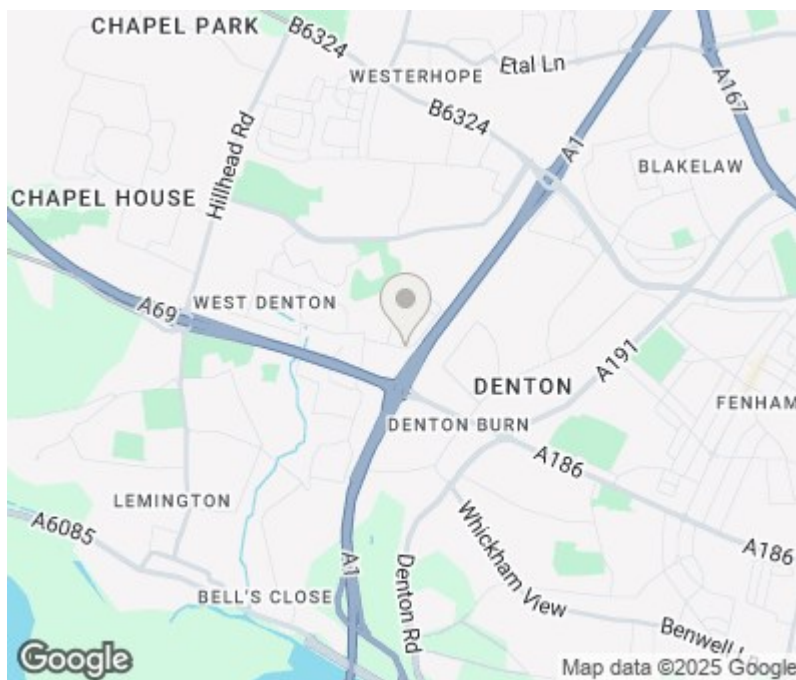
Distance from Village Centre:

Please note all sizes and distances are approximate.

**2024
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