



3 Marsland Close Manchester

£260,000

FREEHOLD

Nestled in a peaceful cul-de-sac in Denton, Manchester, this charming two-bedroom bungalow offers comfortable living in a sought-after location. The property is well-maintained throughout, requiring only minor exterior tidying to enhance its curb appeal. Upon entering, you're greeted by a spacious reception room that provides an inviting space for relaxation and entertainment. The addition of a conservatory extends the living area, allowing for abundant natural light and a seamless connection to the outdoors. The layout is thoughtfully designed to cater to modern living needs. The bungalow boasts a generously sized rear garden, perfect for gardening enthusiasts or those seeking a private outdoor retreat. A driveway at the front ensures convenient off-street parking, adding to the property's practicality. Situated in Denton, residents benefit from excellent transport links and local amenities. The property is conveniently located near the M60 motorway, providing easy access to Manchester city centre and surrounding areas. Public transport options are readily available, with local bus services connecting to nearby towns and the city. For daily necessities, Crown Point North Shopping Park offers a variety of retail stores, supermarkets, and dining options within a short distance. Given the high demand for bungalows in the area, this property is expected to attract considerable interest. We anticipate it won't remain on the market for long. Don't miss the opportunity to make this delightful bungalow your new home.







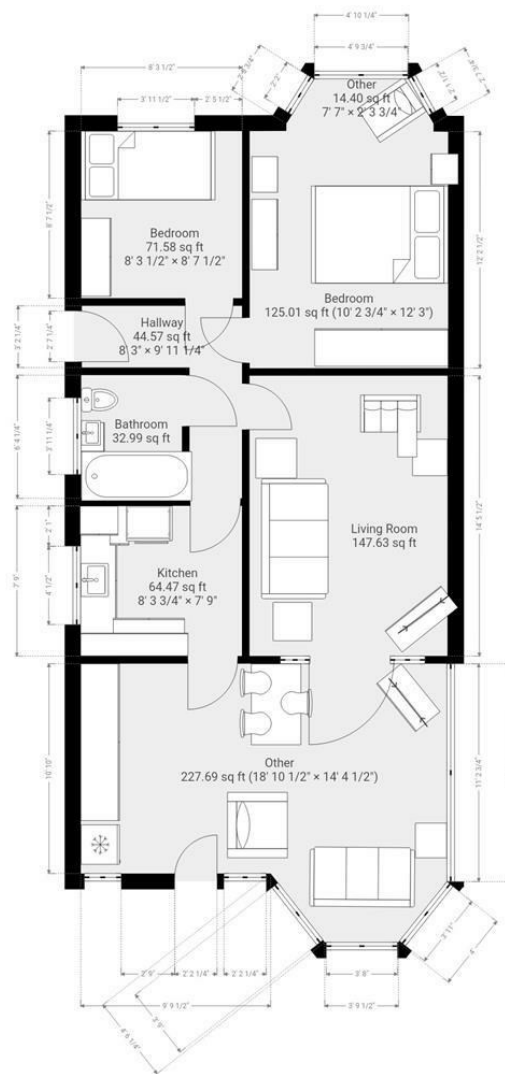




Additional Information

Local Authority -
Council Tax - Band C
Viewings - By Appointment Only

Floor Area - sq ft
Tenure - Freehold



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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		
	65	72
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Levenshulme
902 Stockport Road
Levenshulme
Greater Manchester
M19 3AD

0161 660 0993.
info@jacobknight.com
<https://jacobknight.com/>

