Vaudrey Lane, Denton, M34 7SQ

Dawsons are pleased to welcome to the market this well positioned, 3 bedroom, middle mews property thats offered to the market with ***NO FORWARD VENDOR CHAIN***, the property briefly comprises of two reception rooms plus separate fitted kitchen, three bedrooms, shower room and gardens to the front and rear with excellent access to a range of local amenities and excellent commuter links.

The property is well placed for all local amenities along with easy access to the M67 and M60 Manchester Outer Ring Road, within the town centre of Denton there are excellent transport links, supermarkets, Crown Point retail outlet and state junior and secondary schools.

Viewing is ***HIGHLY*** recommended to fully appreciate what this property has to offer.

Asking Price £185,000

**CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS**

NATIONAL ASSOCIATION OF NAEA ESTATE AGENTS

RICS

Vaudrey Lane, Denton, M34 7SQ

- Sought After Location
- Three Bedrooms
- Close to Local Amenities
- No Forward Vendor Chain
- Low Maintenance Garden
- uPVC Double Glazing

The Accommodation Comprises:

Entrance Porch
3'11" x 6'6" (1.2 x 2.0)
Laminate flooring, integrated storage housing the gas meter.

Lounge
15'8" x 14'5" (4.8 x 4.4)
A sizable family living accommodation which comprises of a feature fireplace with electric fire, fitted carpets, central heating radiator and uPVC double glazing.

Dining Room
7'10" x 9'10" (2.4 x 3.0)
Suitable for family dining which comprises of fitted carpet, central heating radiator and uPVC tilt and slide door which leads out to the enclosed rear garden.

Kitchen
6'6" x 10'5" (2.0 x 3.2)
Provides a range of modern wall and floor mounted units with laminate worktops and tile splashback, induction hob, dual oven, half round stainless steel sink unit, tiled flooring, uPVC double glazed window. The Worcester combination condensing boiler is housed in the kitchen.

First Floor:

Landing
Fitted carpet, central heating radiator and airing cupboard.

Bedroom (1)
9'2" x 12'5" (2.8 x 3.8)
Double bedroom which comprises of fitted wardrobes, fitted carpets, central heating radiator and uPVC double glazed window.

Bedroom (2)
9'2" x 9'6" (2.8 x 2.9)
Double bedroom which comprises of fitted storage space, fitted carpets, central heating radiator and uPVC double glazed window.

Bedroom (3)/Office
5'10" x 5'10" reducing to 2'11" x 3'3" (1.8 x 1.8 reducing to 0.9 x 1.0)
Comprises of laminate flooring, central heating radiator, uPVC double glazed window and integrated storage.

Shower Room/WC
5'6" x 6'2" (1.7 x 1.9)
Comprises of tiled walls and flooring, vanity unit, low level WC, shower cubicle with electric shower over, chrome fitted radiator and uPVC double glazed window.

Externally:
To the frontage there is a low maintenance garden, whilst to the rear there is an enclosed lawned garden with flagged areas and mature border plants and shrubs.
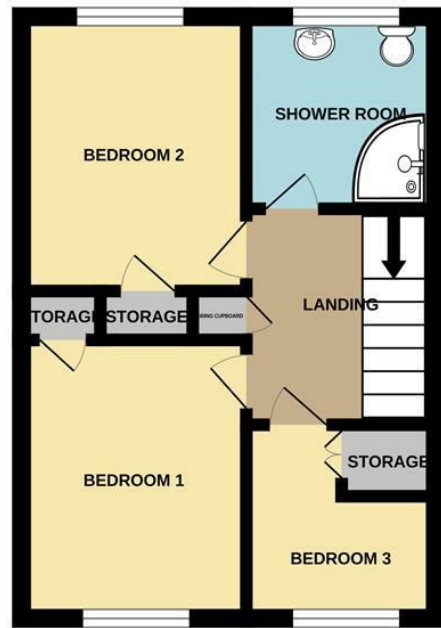
Directions

Floor Plan

GROUND FLOOR

1ST FLOOR

DINING ROOM

KITCHEN

SITTING ROOM

UP

STORAGE

PORCH

BEDROOM 2

SHOWER ROOM

STORAGE STORAGE AIRING CUPBOARD

LANDING

BEDROOM 1

STORAGE

BEDROOM 3

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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