

# 19 Denshaw Rd, Delph



An opportunity to purchase this beautifully presented, deceptively spacious, 3 bedroom family home, in the highly sought after village of Delph with a wonderful range of shops, cafes and amenities along with Delph Primary school and it's very own popular theatre, the Millgate Arts Centre. Junction 22 of the M62 is only 5 miles away providing access to Manchester and Leeds for those looking to commute. The property features an impressive multi-level design, gas central heated with radiators throughout and windows are uPVC double glazed. Boasts 3 double sized bedrooms and a large family bathroom. The fittings are all of good quality, has newly fitted carpets throughout and blinds to the windows. The accommodation briefly consists of an entrance porch, lounge with working wood burner, kitchen with traditional solid oak design and double Range gas cooker, bedroom on the lower ground, with utility cupboard and substantial storage room. Stairs rise to the first floor, large bedroom and large family bathroom with 4 piece suite and stairs rise to the converted attic bedroom. NO CHAIN

## £265,000

Freehold

Bridges Estate Agents: 63 High Street, Uppermill, OL3 6AP

Tel: 01457 871845

[www.bridgesonline.co.uk](http://www.bridgesonline.co.uk)

[info@bridgesestateagent.co.uk](mailto:info@bridgesestateagent.co.uk)



### Entrance Porch

The main door opens into porch which leads into the lounge.

### Lounge 4.08m x 3.98m

The lounge is a great size that if desired can accommodate a 3 piece suite, comes with stone fireplace and working wood burner. Large window with fitted blind that lets in lots of natural light.

### Stairs

Stairs rise to the first floor.

### Kitchen / Diner 4.07m x 3.03m

This well presented traditional solid oak kitchen provides plenty of base and wall units with tiled splash back, and comes complete with an double Range gas cooker and integrated extractor fan, integrated fridge / freezer and dishwasher. Ample space for family dining table and chairs, spot lights which add to this already bright room.

### Stairs

Stairs from Kitchen lead to the lower level.

### Bedroom 3 4.01m x 3.01m

This room is currently being used as bedroom, however, the potential on what you can do with this space is endless. The space has open wood beams which adds wonderful character to this room, has space for a double bed and dressing table, currently has a utility cupboard but could be used as a fitted wardrobe. Window and door which leads to the communal paved garden area.

### Storage Room 4.3m x 1.29m

This space with lighting is a great addition to the house, and an added bonus is that it can also be accessed from the lower level, meaning it can be utilised for items such as bikes etc.

### Bedroom 1 4.02m x 3.65m

This spacious room has space for a king size bed, large wardrobe and occasional furniture. There is a large window with fitted blind that provides lots of natural light.

### Family Bathroom 3.24m x 2.12m

The family bathroom is fitted with a modern four piece suite consisting of a low level WC, hand basin, bath and spacious walk in shower with mixer shower and a floor ceiling towel radiator. A frosted double glazed window provides plenty of natural light.

### Stairs

Stairs rise to the second floor and offers a storage cupboard which is a great addition for bathroom towels and toiletries.

### Attic Bedroom 2 5.57m x 3.52m

The third double bedroom is located in the converted attic space and provides a wonderful light and airy bedroom space. There is room for a double size bed, wardrobe and there are storage on either side of the room. The room is fitted with 4 velux windows which offers an abundance of light to this space.

**Externally**

The property is located on the main road with on road parking. The garden area is communal and can be partitioned off if desired.







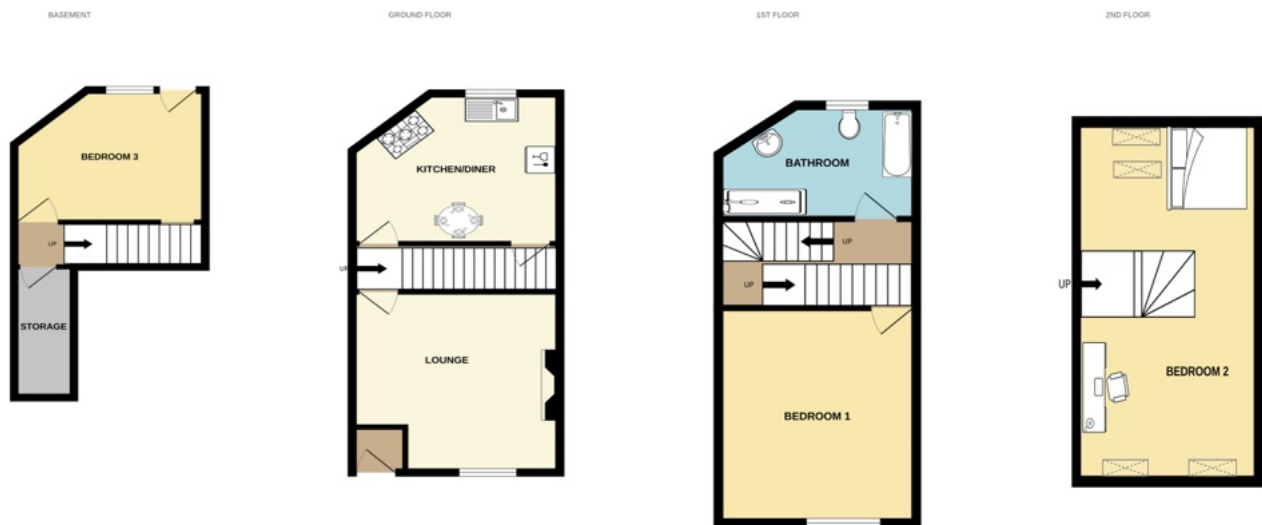








# Floor Plan



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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