



## Granada Road, Dane Bank, Denton, Manchester, M34 2JZ

**Price £450,000**

Sumptuous living accommodation is afforded by this superbly extended and ready to move into four bedroom, three reception room, three bathroom semi detached property located on this ever popular road in Dane Bank, Denton and offering extensive family sized accommodation of which only a full personal inspection will fully reveal.

The well planned and spacious accommodation has been well cared for and much improved by the present owners and briefly comprises: To the ground floor entrance porch, entrance hallway with cloakroom/WC, lovely bright and airy lounge with bay window, family room, sitting room opening to the conservatory currently used as a dining area, fantastic breakfast/dining kitchen with bi fold doors to the rear decked walkway, utility room and separate store room. To the first floor there are four excellent sized bedrooms (The master bedroom has a four piece en suite bathroom, whilst the second bedroom two has an en suite wet room) there is also an excellent sized four piece family bathroom. To the outside the property boasts a paved and block paved driveway to the front providing parking for three vehicles and a lovely sized and well maintained landscaped rear garden with large decked patio area. The property is double glazed and central heated ensuring that this property will appeal to even the most discerning of purchasers!

Immaculate & Impressive Property Throughout - Viewing Essential!





## GROUND FLOOR

### Porch

Double opening doors and door to hallway.

### Entrance Hall

Front door with decorative and featured stained window, under stairs storage, door to downstairs cloakroom, wooden flooring and radiator.

### Cloakroom/WC

Corner vanity hand wash basin, low level WC, part tiled walls and tiled floor, heated towel rail.

### Lounge

11'1" x 11'1" (3.39m x 3.39m)

Fitted feature fire surround with decorative fire inset, bay double glazed window to the front, picture rail, ceiling cornices, TV aerial point, radiator.

### Family Room/Lounge

11'0" x 10'4" (3.36m x 3.15m)

Lovely feeling family room with wooden floor, inset ceiling spot light, double glazed window to front and radiator.

### Sitting Room

11'5" x 11'1" (3.47m x 3.39m)

Bright and airy sitting room with fitted feature fire surround with living flame gas fire inset, double doors and windows opening to the conservatory, wooden floor, TV aerial point, picture rail, radiator.

### Conservatory & Dining Area

11'0" x 9'1" (3.35m x 2.77m)

Currently utilised as a dining room and being Upvc double glazed throughout, tiled floor and double doors to the side decked garden area.

### Kitchen/Breakfast/Dining Room

13'2" x 16'9" (4.02m x 5.10m)

Fantastic extended breakfast/dining kitchen having been recently renovated and fitted with a matching range of white gloss base and wall units in white incorporating a single drainer sink unit and wooden worktops over with kick plate heater, fitted five ring gas hob with extractor hood above and electric double oven, breakfast bar, integrated dishwasher, integrated microwave, Upvc double glazed window to the rear, integrated fridge/freezer, Bi fold patio door to the landscaped rear garden, inset ceiling spot lights, door to utility room and separate storage room and radiator.

### Utility Room

5'7" x 4'7" (1.69m x 1.40m)

Gas central heating boiler, plumbing of for automatic washing machine.

### Store Room

Excellent storage room, ideal for stand alone freezer or separate fridge.

## FIRST FLOOR

### Landing

Access to roof void.

### Bedroom 1

11'11" x 11'7" (3.63m x 3.52m)

Fitted recess wardrobe with double doors, double glazed window to front, inset ceiling spot lights, door to en suite bathroom, radiator.

### En-suite Bathroom

Contemporary fitted bathroom suite with panelled bath, separate shower cubicle, pedestal wash hand basin, low level WC, window to front, partially tiled walls, heated towel rail.

### Bedroom 2

15'1" x 10'0" (4.59m x 3.04m)

Double glazed window to rear, ceiling cornices, inset ceiling spot lights, recess fitted wardrobe, sliding door to wet room, radiator.

### En Suite Wet Room

Good sized wet room with rain shower, vanity wash hand basin, low level WC, double glazed window to side elevation, part tiled walls, heated towel rail.

### Bedroom 3

11'3" x 11'8" (3.42m x 3.56m)

Matching range of fitted wardrobes, drawer and bedside units, double glazed bay window to the front, picture rail and radiator.

### Bedroom 4

11'2" x 11'1" (3.41m x 3.39m)

Matching range of fitted wardrobes, double glazed window to the rear, picture rail and radiator.

### Family Bathroom/WC

Lovely four piece contemporary fitted bathroom suite in white comprising panelled bath, separate shower cubicle, pedestal wash hand basin, low level WC, double glazed window to rear, part tiled walls, double glazed window to the rear and heated towel rail.

## OUTSIDE

### Gardens & Driveway

To the outside the property boasts a paved and block paved driveway to the front providing parking for three vehicles and a lovely sized and well maintained landscaped rear garden with large decked patio area and walkways, decked patio area, astro turfed garden, timber shed, outside cold tap, fenced boundaries, outside lighting, power points.

## DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

