



Thorneside
Denton, M34 3TB

Offers over £335,000

This impressive three-bedroom detached property is situated in a popular and well-established residential area of Denton, making it an ideal choice for families and professionals seeking convenience and comfort. The location is unbeatable, with easy access to highly regarded schools, a variety of local amenities, and excellent commuter and transport links, ensuring you're well-connected to everything you need.

Beautifully maintained and presented, this modern family home offers a perfect blend of style and practicality. Upon entering, you're greeted by a welcoming entrance hall that leads into a spacious and bright lounge, providing the perfect space to relax and unwind. The heart of the home is the contemporary kitchen/diner, designed with both function and entertainment in mind, with French doors that seamlessly extend the living space to the private rear garden, offering an ideal setting for both everyday family life and hosting guests.

The first floor comprises three well-proportioned bedrooms, and a stylish family bathroom. An additional separate WC on this level adds extra convenience for busy mornings.

Externally, the property continues to impress. A block-paved driveway at the front offers ample parking space and leads to a garage, providing practical storage solutions. The enclosed rear garden features a paved patio area that's perfect for al fresco dining, which leads to a good sized lawn, offering plenty of space for children to play or for simply enjoying the outdoors.

This home represents an excellent opportunity for those looking for a move-in-ready property in a prime location. ****Viewing Highly Recommended****



GROUND FLOOR

Entrance Hall

Door to side, door leading to:

Lounge 11'10" x 11'10" (3.60m x 3.61m)

Double glazed window to front, radiator, stairs leading to first floor, sliding door leading to:

Kitchen/Diner 11'0" x 20'7" (3.36m x 6.27m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, integrated fridge/freezer, integrated dishwasher, integrated washing machine, built-in eye level oven, built-in hob with extractor hood over, built-in microwave, double glazed window to rear, two radiators, double glazed French door leading out to rear garden.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1 14'1" x 10'5" (4.28m x 3.18m)

Double glazed window to front, radiator.

Bedroom 2 8'10" x 10'5" (2.69m x 3.18m)

Double glazed window to rear, radiator.

Bedroom 3 8'6" x 9'10" (2.59m x 2.99m)

Double glazed window to front, radiator.

Bathroom 8'2" x 6'6" (2.50m x 1.98m)

Three piece suite comprising bath with shower over, wash hand basin and low-level WC, tiled walls, double glazed window to rear.

WC

Double glazed window to rear, fitted with low-level WC.

OUTSIDE

Spacious block paved driveway to the front leading to the garage providing ample off road parking. Enclosed rear garden with paved patio leading to the lawn area.

Garage

Up and over door.

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.

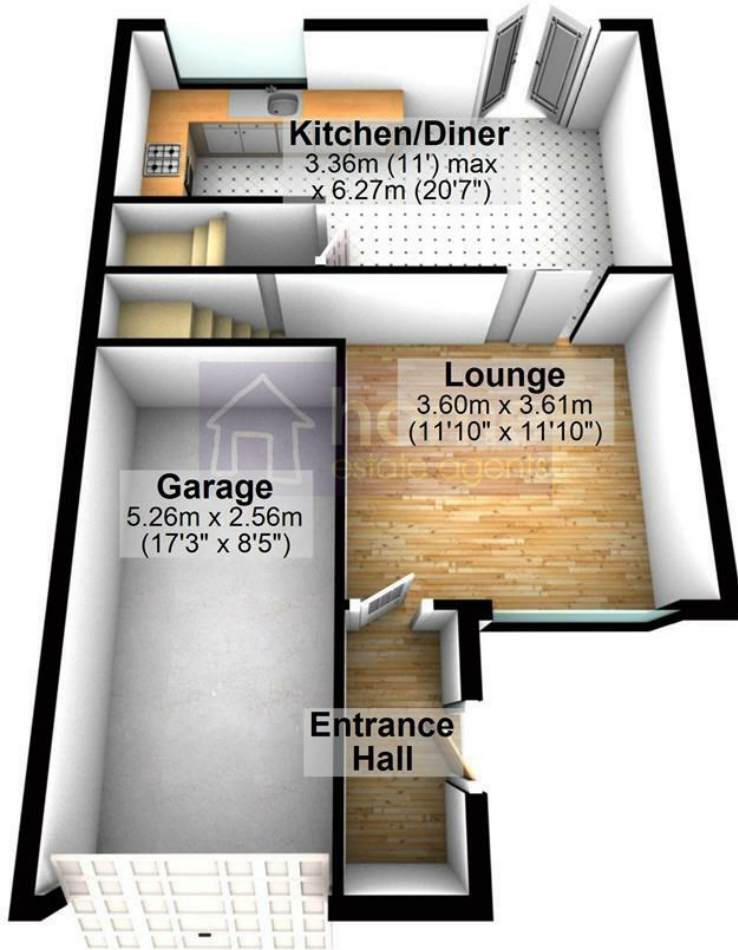
Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, 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.

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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 