



Clarendon Road  
Denton, M34 7RY

Offers over £215,000

This impeccably maintained two-bedroom end terrace property offers an ideal family home in the highly sought-after Denton area. The home is surrounded by beautifully landscaped gardens on the front, side, and rear, featuring mature planted borders that add charm and privacy to the outdoor spaces. A double driveway to the side of the property provides ample parking.

As you enter, the ground floor welcomes you with a spacious and a modern kitchen/diner, perfect for family meals and entertaining. The adjoining conservatory, filled with natural light, offers a cozy retreat overlooking the stunning gardens. This outdoor haven features an artificial lawn, low-maintenance planter sections, and a layout designed for relaxation and easy upkeep.

Upstairs, the first floor includes two well-proportioned bedrooms, each thoughtfully designed for comfort, alongside a contemporary shower room. The property also benefits from a versatile loft room on the second floor, providing additional space that can be adapted to suit your needs.

Located in a popular residential area, this home is just minutes from local amenities, reputable schools, and excellent transport links. The nearby Crown Point Retail Park caters to all your shopping needs, while Haughton Dale Nature Reserve offers beautiful woodland walks and tranquil canal-side strolls, making this property the perfect blend of modern convenience and natural beauty. **\*\*Viewing Highly Recommended\*\***



## GROUND FLOOR

### **Kitchen/Diner** 16'0" x 10'1" (4.88m x 3.07m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, space for range style cooker, double glazed window to side, radiator, open plan to:

### **Inner Hallway**

Stairs leading to first floor, double doors to conservatory, door leading to:

### **Lounge** 16'0" x 9'10" (4.88m x 3.00m)

Double glazed window to side, feature fireplace with inset living flame effect fire, radiator.

### **Conservatory** 9'0" x 15'0" (2.74m x 4.58m)

Double glazed windows to sides, radiator, double glazed French doors leading out to rear garden.

## FIRST FLOOR

### **Landing**

Stairs to loft room, doors leading to:

### **Bedroom 1** 16'0" x 9'10" (4.88m x 3.00m)

Double glazed window to side, radiator.

### **Bedroom 2** 9'8" x 10'2" (2.95m x 3.09m)

Double glazed window to side, radiator.

### **Shower Room** 6'0" x 6'10" (1.83m x 2.08m)

Three piece suite comprising shower enclosure, vanity wash hand basin and low-level WC tiled walls, double glazed window to side, heated towel rail.

## SECOND FLOOR

### **Loft Room** 16'0" x 12'6" (4.88m x 3.81m)

Double glazed window to front, radiator.

## OUTSIDE

Well maintained gardens to the front, side and rear. Double driveway providing convenient off road parking.

## 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.

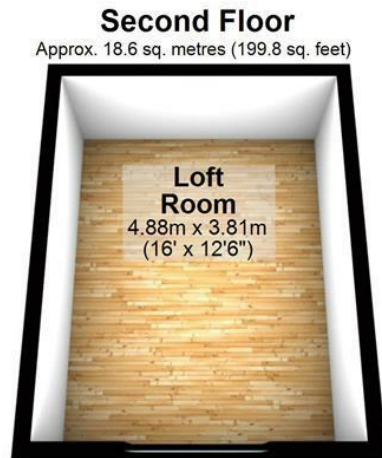
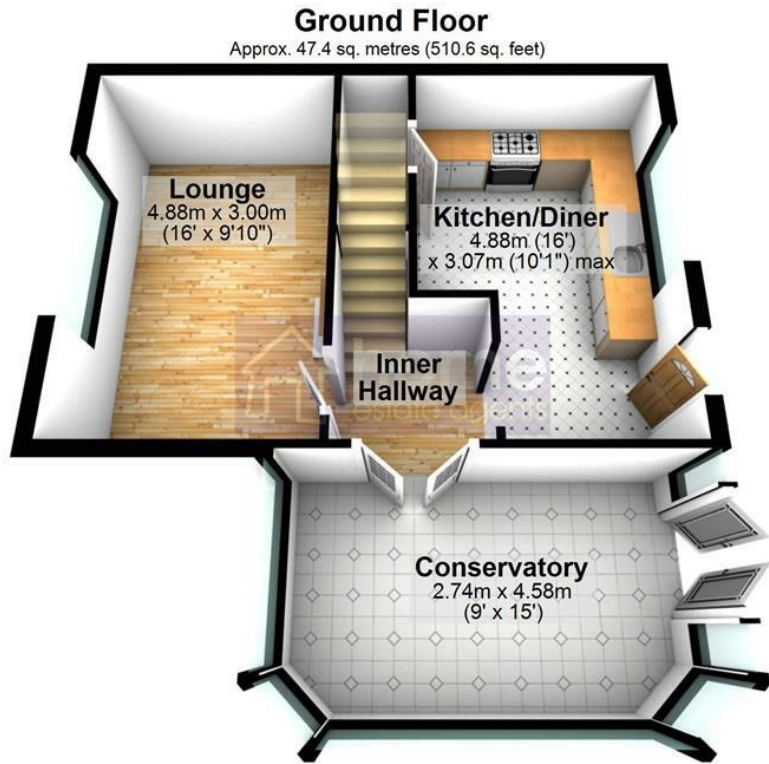
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Total area: approx. 100.7 sq. metres (1084.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>	<b>62</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 