



## Belford Avenue, Denton, Manchester, M34 2LE

**Offers over £274,000**

Ideally located on a quiet yet convenient cul de sac is this superb three bedroom extended semi detached property situated in this highly popular location close to local amenities, schools, transport links and offers ready to move into accommodation of which only a full personal inspection will fully reveal.

The well planned and deceptively spacious accommodation has been well cared for and improved by the present owners to now provide an excellent sized family home of which briefly comprises: To the ground floor entrance hallway, lounge through dining room with patio doors to the good sized and well maintained rear garden, fitted kitchen and a home office/utility room. To the first floor there are three good sized bedrooms and a four piece contemporary family bathroom/WC. To the outside the property has a driveway for the family vehicle to the front whilst to the rear is a good sized garden with patio areas.

The property is Upvc double glazed and gas central heated ensuring that this property will appeal to even the most discerning of purchasers.

**Sought After Location - Viewing Highly Recommended!**



## GROUND FLOOR

### Hallway

Front door, decorative window to the front flooding the hallway with light, laminate wooden floor, stairs to the first floor with under stairs storage and radiator.

### Lounge/Dining Room

18'8" x 10'4" (5.68m x 3.16m)

Bright and airy room with Upvc double glazed bay window to front, laminate wooden floor, Upvc double glazed patio doors to the lovely sized rear garden, ceiling cornices, TV aerial point, and radiators.

### Kitchen

9'9" x 7'9" (2.96m x 2.35m)

Fitted with a matching range of base and wall units incorporating a 1 1/4 stainless steel sink unit with mixer taps over and work tops over, fitted four ring electric hob with electric oven below, laminate wooden flooring, double glazed window to rear, door to the home office & utility room, radiator.

### Home Office/Utility Room

Upvc double glazed windows to the front & rear, laminate wooden floor, plumbing and space for the automatic washing machine and dryer, radiator.

## FIRST FLOOR

### Landing

Upvc double glazed window to side.

### Bedroom 1

10'1" x 10'4" (3.08m x 3.16m)

Upvc double glazed bay window to front, TV aerial point, radiator.

### Bedroom 2

8'2" x 10'4" (2.50m x 3.16m)

Upvc double glazed window to rear, radiator.

### Bedroom 3

6'0" x 7'9" (1.83m x 2.35m)

Upvc double glazed window to rear, radiator.

### Bathroom/WC

Contemporary four piece bathroom suite in white comprising bath with central taps. separate fitted corner shower cubicle with mixer shower, pedestal wash hand basin, low level WC, tiled floor and partially tiled walls, Upvc double glazed window to the rear, heated towel rail.

## OUTSIDE

### Gardens & Driveway

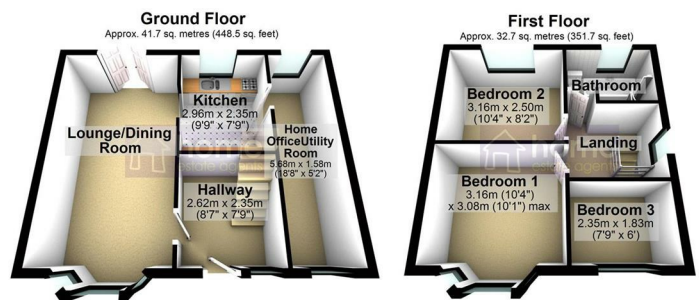
To the front is a shaded garden and driveway with walled

boundaries, whilst to the rear is a lovely sized garden laid mainly to lawn with decked patio areas and walkways, fenced boundaries, outside wall light 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.



Total area: approx. 74.3 sq. metres (800.2 sq. feet)

