



## Clarendon Road, Denton, Manchester, M34 7RY

### Offers in the region of £215,000

Fantastic family sized three bedroom quasi semi detached property, with space in abundance and being situated in this popular and quiet residential location, we are positive that this property will be high in demand being positioned next to open woodland this property is sure not to disappoint.

With accommodation over three floors this ideally located and quietly set back this well planned and deceptively spacious property has been well cared for and much improved by the present owners and briefly comprises: To the ground floor, entrance hallway, light and airy lounge, fantastic open plan dining room and fitted kitchen with window and patio doors leading and overlooking the superbly sized rear garden. To the first floor there are two excellent sized bedrooms, a family bathroom/WC, whilst to the second floor lies the master bedroom with en suite shower room and a great sized eaves storage. To the outside there is a lawned garden to the front and a fantastic sized lawned rear garden with patio areas and fenced boundaries. The property is double glazed and central heated ensuring that this property will appeal to even the most discerning of purchasers.

Clarendon Road is convenient for many local amenities with highly regarded Primary & High Schools, and some excellent local walks, all put together, this property will make an ideal family home.

View Early to Avoid Disappointment!



## GROUND FLOOR

### Hallway

Upvc double glazed front door, stairs to the first floor

### Lounge

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

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

### Kitchen/Dining Room

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, sink with drainer, mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer, Upvc double glazed window to rear, fitted four ring electric hob with extractor hood above and electric oven below, Upvc double glazed patio doors leading to the rear garden, under stairs storage cupboard, and radiator.

## FIRST FLOOR

### Landing

Stairs to second floor.

### Bedroom 2

11'1" x 9'10" (3.38m x 3.00m)

Upvc double glazed window to front, recess for wardrobe and radiator.

### Bedroom 3

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

Upvc double glazed window to rear, ceiling cornices, over stairs storage cupboard, and radiator.

### Bathroom

6'0" x 6'10" (1.83m x 2.08m)

Three piece suite in white comprising panelled bath with electric shower over, pedestal wash hand basin, low level WC, tiled walls, double glazed window to rear and radiator.

## SECOND FLOOR

### Landing

Sky light window to front.

### Bedroom 1

10'1" x 13'8" (3.08m x 4.16m)

Great sized room with window to rear, inset ceiling spot lights and radiator.

### En-suite Shower Room

Fitted corner shower cubicle with mixer shower, pedestal wash hand basin, low level WC, tiled walls, Upvc double glazed window to rear, heated towel rail.

### Eaves Storage

10'1"x 5'7" (3.08x 1.71)

Excellent storage/wardrobe area

## OUTSIDE

### Gardens

To the outside there is a lawned garden tot he front and a fantastic sized lawned rear garden with patio areas and fenced boundaries.

## 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/herself 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.

