



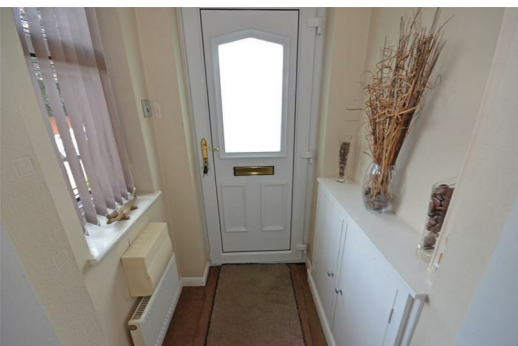
Longmeadow Grove, Denton, Manchester, M34 2DA

Offers in the region of £235,000

Occupying a generous corner plot with great sized gardens to three sides is this well presented three bedroom semi-detached property being ideal for the first time buyer or growing family with potential to extend if required and only a full personal inspection will fully reveal the quality of accommodation that is on offer.

The well planned and deceptively spacious accommodation briefly comprises: Entrance porch, bright and airy lounge with open plan staircase to the first floor, fitted dining kitchen with access to the side garden, whilst to the first floor there are three good sized bedrooms and bathroom/WC. To the outside as previously mentioned the property is located on a corner plot with gardens to three sides with driveway for two vehicles. The property is ideally located in Denton, benefitting from a number of local amenities such as: Reputable local schools, making it ideal for families. Great transport links, such as bus routes and easy access to the M60/M67 Motorways, and a wealth of other local amenities.

Viewing Highly Recommended!



GROUND FLOOR

Porch

Upvc double glazed front door and door to lounge, Upvc double glazed window to side, meter cupboards, radiator.

Lounge

12'9" x 14'10" (3.89m x 4.52m)

Upvc double glazed box bay window to side, stairs to the first floor, fitted feature fire surround with fire inset, radiator.

Kitchen/Dining Room

10'4" x 14'10" (3.15m x 4.52m)

Contemporary fitted with a matching range of base and eye level units with underlighting and incorporating a single drainer sink unit and worktop space over, plumbing and space for automatic washing machine, extractor hood, Upvc double glazed window to side, tiled floor, space for fridge freezer, inset ceiling spotlights, part tiled walls, Upvc double glazed window to side elevation and radiator.

FIRST FLOOR

Landing

Upvc double glazed window to side, access to roof void.

Bedroom 1

10'7" x 8'4" (3.23m x 2.54m)

Upvc double glazed box window to side, fitted wardrobes and drawer units, radiator.

Bedroom 2

10'6" x 8'4" (3.21m x 2.54m)

Upvc double glazed window to side, radiator.

Bedroom 3

9'6" x 6'2" (2.89m x 1.88m)

Upvc double glazed window to side, radiator.

Bathroom

Contemporary fitted bathroom suite in white with I shaped panelled bath with shower over and shower screen, pedestal wash hand basin, low level WC, tiled walls, Upvc double glazed window to side and heated towel rail.

OUTSIDE

Gardens & Driveway

To the outside as previously mentioned the property is located on a corner plot with gardens to three sides with driveway for two vehicles.

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.



Total area: approx. 65.4 sq. metres (704.4 sq. feet)

