



Pearl Street
Denton, M34 3GZ

Offers over £279,950



There's no agent like home

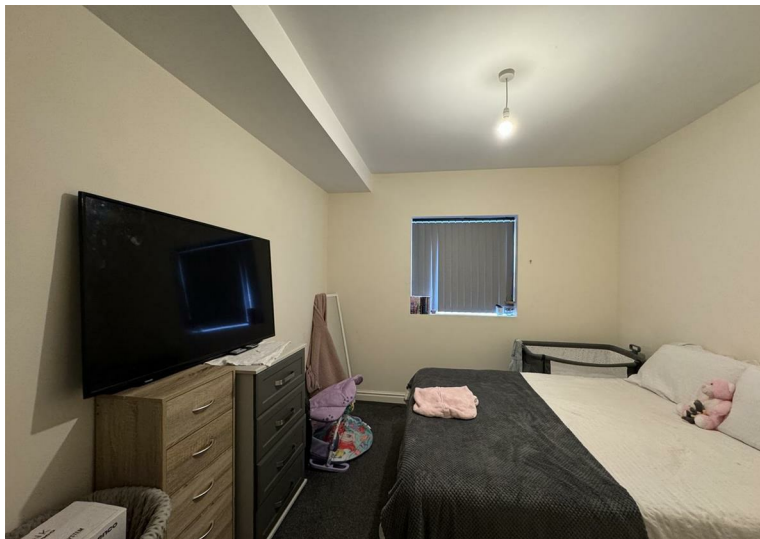
This property represents a rare and exciting opportunity for investors, offering two modern and spacious apartments sold together under a single title. Thoughtfully designed to meet the needs of contemporary living, both apartments offer versatile accommodation for a range of tenants.

The ground floor apartment provides an entrance vestibule, leading into an open-plan living area that seamlessly combines a lounge, kitchen, and dining space. It includes two generously sized double bedrooms and a modern three-piece shower room, making it both functional and stylish. The added benefit of a private rear garden offers outdoor space.

The first-floor apartment is equally impressive, featuring a spacious lounge ideal, a well-equipped kitchen, and three bedrooms, including a master with its own en-suite. In addition to a three-piece bathroom, there is a separate shower room and a utility room, ensuring ample convenience for occupants. The layout of this apartment is perfect for those seeking comfort and practicality in a modern home.

Situated in a prime location just a few minutes' walk from Denton's vibrant town centre, this property is surrounded by a wide range of amenities. Residents will enjoy easy access to local shops, supermarkets, restaurants, and leisure facilities, including Denton Leisure Centre and Crown Point North Retail Park. The area also benefits from excellent transport links, with the M60 motorway nearby for convenient travel and frequent bus routes to surrounding towns.

This property's configuration and location make it a highly attractive investment, offering potential for strong rental yields from two distinct units while maintaining the flexibility to accommodate various tenant needs. ****Viewing Highly Recommended****



GROUND FLOOR APARTMENT

Entrance Vestibule

Door to front, door leading to:

Lounge 14'8" x 17'7" (4.47m x 5.35m)

Double glazed window to front, electric radiator, open plan to:

Kitchen 10'7" x 14'4" (3.22m x 4.37m)

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, built-in oven, built-in hob with extractor hood over, electric radiator, open plan, door leading to:

Inner Hallway

Door leading out to rear, doors leading to:

Bedroom 1 12'9" x 10'11" (3.89m x 3.34m)

Double glazed window to rear, electric radiator.

Bedroom 2 9'5" x 9'4" (2.86m x 2.84m)

Double glazed window to rear, electric radiator.

Shower Room

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

FIRST FLOOR APARTMENT

Hall

Door to front, door to storage cupboard, door leading to:

Stairwell

Radiator, stairs leading up to apartment.

Hallway

Two radiators, doors leading to:

Lounge 13'10" x 13'8" (4.22m x 4.17m)

Double glazed window to front, double glazed window to side, feature fireplace with inset fire, radiator.

Kitchen 10'7" x 6'7" (3.22m x 2.01m)

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, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator.

Utility Room 9'6" x 2'9" (2.90m x 0.85m)

Fitted with wall unit and worktop.

Bedroom 1 10'5" x 12'2" (3.17m x 3.71m)

Double glazed window to side, radiator, door leading to:

En-suite

Three piece suite comprising pedestal wash hand basin, shower area and low-level WC, tiled walls, heated towel rail.

Bedroom 2 9'9" x 7'5" (2.97m x 2.26m)

Double glazed window to rear, radiator.

Bedroom 3 10'6" x 7'2" (3.21m x 2.19m)

Double glazed window to front, radiator.

Bathroom 10'0" x 5'5" (3.05m x 1.65m)

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

Shower Room

Shower area, tiled walls, heated towel rail.

OUTSIDE

Enclosed garden to the rear with access from ground floor apartment.

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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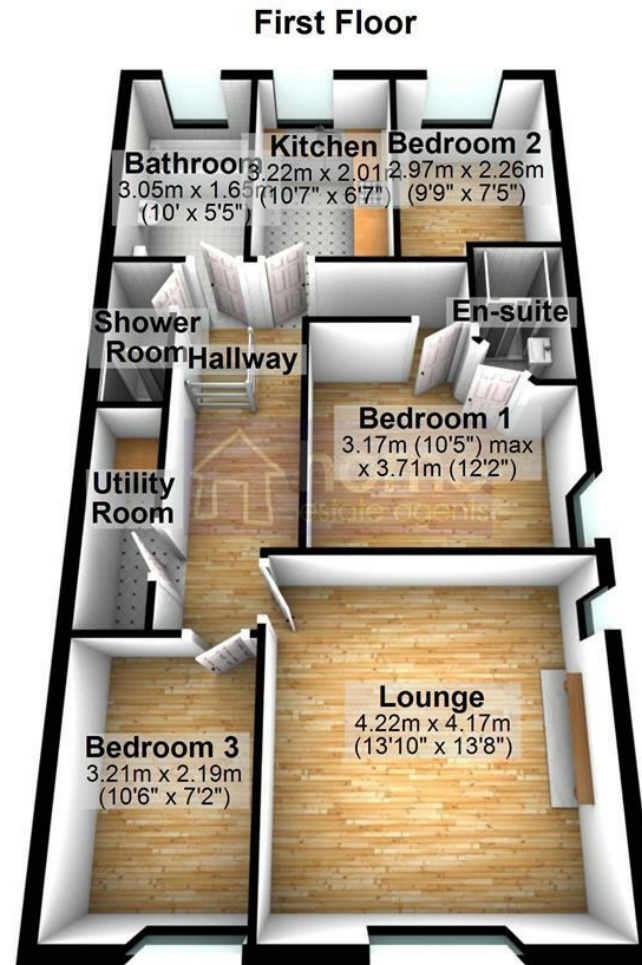
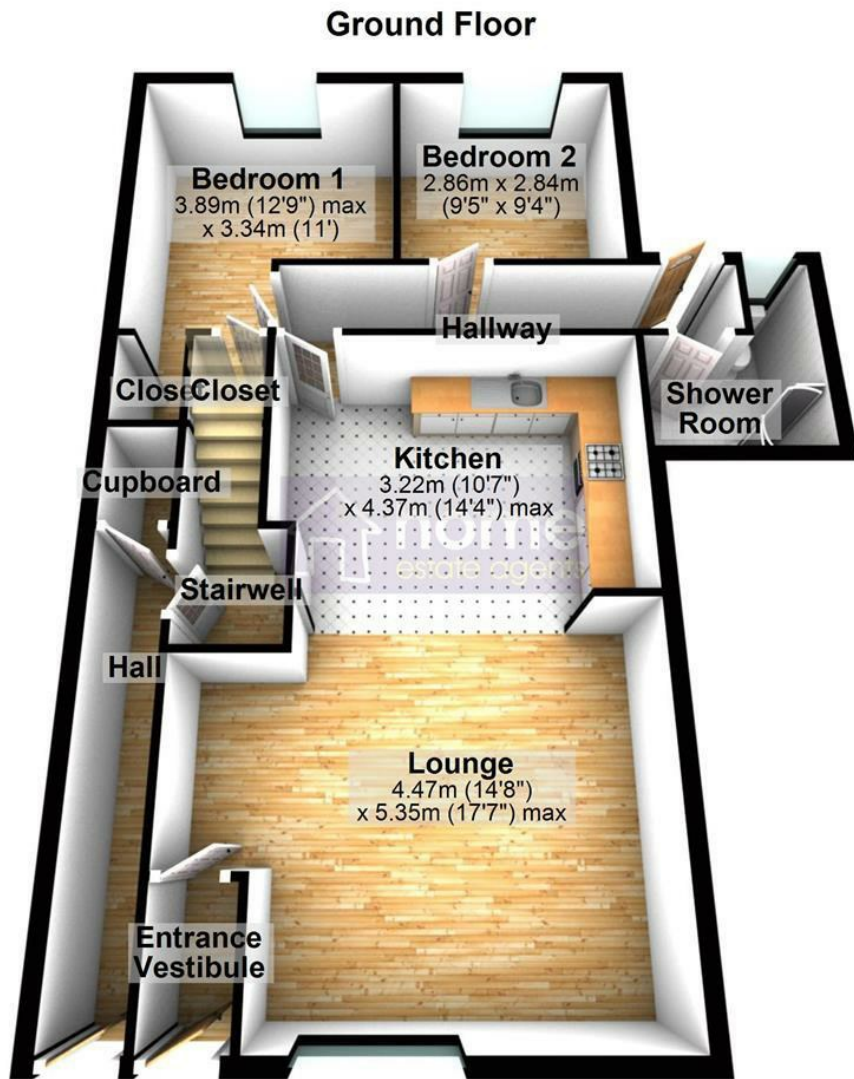




FAMILY



FAMILY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D	58	
(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