



Manor Close, Denton, Manchester, M34 7SG

Offers over £250,000

Impressively sized is this three bedroom semi detached property with great sized loft room and fantastic sized gardens to three sides and offering family sized accommodation of which only a full personal inspection will fully reveal the quality of property that is on offer.

Situated on a quiet and popular cul de sac this well planned and spacious property is ideally located close to local amenities and has accommodation that briefly comprises: To the ground floor, entrance hallway, lovely sized lounge through dining room with patio doors to the rear garden and a great sized recently refitted dining kitchen. To the first floor there are three good sized bedrooms and a contemporary fitted shower room/WC. A large loft room currently utilised as a fourth bedroom with potential to split to create a fifth bedroom if required. To the outside as previously stated the property lies in great sized gardens to the sides with potential to extend the accommodation if required. The property is further complemented by double glazing and gas central heating, ensuring that that this property will appeal to even the most discerning of purchasers.

Chain Free - Viewing Highly Recommended!



GROUND FLOOR

Hall

Upvc double glazed front door with window to side, door to storage cupboard, stairs to the first floor.

Lounge/Dining Room

22'3" x 11'1" (6.78m x 3.39m)

Double glazed window to front, laminate wooden floor, TV aerial point, radiators.

Kitchen/Dining Room

16'5" x 9'10" (5.00m x 3.00m)

Fantastic sized fitted kitchen/dining room fitted with a matching range of Grey high gloss fitted base and wall units with a 1 1/4 single drainer sink unit with mixer tap, fitted four gas hob with extractor hood above and electric double oven, integrated dishwasher, integrated fridge and freezer, Upvc double glazed window to the rear, Upvc double glazed door to the rear garden, decorative flooring, inset ceiling spot lights and radiator.

FIRST FLOOR

Landing

Bedroom 1

10'7" x 11'9" (3.22m x 3.58m)

Double glazed window to rear, TV aerial point, radiator.

Bedroom 2

11'4" x 11'1" (3.46m x 3.39m)

Double glazed window to front, TV aerial point, radiator.

Bedroom 3

11'4" x 8'3" (3.46m x 2.51m)

Double glazed window to front, radiator.

Loft Room

11'2" x 19'8" (3.41m x 6.00m)

Great sized loft room currently utilised as a bedroom with potential to split to create further accommodation, Two Velux skylight windows, access to eaves storage, radiator.

Bathroom/WC

Contemporary fitted bathroom suite with shower cubicle and mixer shower, vanity wash hand basin, low level WC, Double glazed windows to the side and rear, heated towel rail.

OUTSIDE

Gardens

To the outside as previously stated the property lies in great sized gardens to the sides with potential to extend the accommodation if required

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.

