



Anson Road, Dane Bank, Denton, Manchester, M34 2HN

Offers in the region of £395,000

Boasting stunning and contemporary accommodation is this fantastic five bedroom extended semi detached property offering excellent family sized accommodation of which only a personal inspection will fully reveal.

Having undergone a fantastic modernisation programme the overall design aesthetic has been carefully considered, with high specification and an excellent attention to detail with the well planned and deceptively spacious accommodation briefly comprising: To the ground floor, entrance porch and entrance hallway, lounge opening to an amazing family room/kitchen with patio doors to the landscaped rear garden and a range of integrated appliances, inner hallway with utility room and cloakroom/WC and in turn leads to the office/study/bedroom five. To the first floor there are four good sized bedrooms (Master Bedroom with En Suite Shower Room) and a family bathroom/WC. To the outside the property has a driveway to the front with parking for two vehicles and an excellent sized landscaped garden to the rear. The property is further complemented by Upvc double glazing and central heating ensuring that this property will appeal to even the most discerning of purchasers.

Popular Location & Excellent Family Sized Accommodation - Viewing Essential!



GROUND FLOOR

Entrance Porch

Composite double glazed front door and windows to front, door to the entrance hallway

Entrance Hallway

Stair to the first floor and doors to lounge & study/office/bedroom five.

Lounge

23'0" x 11'6" (7.02m x 3.50m)

Great sized room opening to the recently fitted dining kitchen giving a superb open plan feeling, double glazed window to front, wooden flooring, Tv aerial point and radiator.

Kitchen/Dining Room

8'11" x 21'0" (2.73m x 6.42m)

Fantastic large and contemporary fitted dining kitchen with an extensive range of matching high gloss white base and wall units incorporating a single drainer sink unit and work tops over, Island breakfast bar, fitted five ring gas hob with extractor hood above, electric oven with combination microwave above, integrated dishwasher, integrated fridge and freezer, inset ceiling spot lights, Upvc double glazed window to the rear, archway opening to the open plan lounge and dining area, sky light windows flooding the room with light, patio doors to the rear garden, decorative flooring and radiator.

Utility

4'0" x 2'8" (1.23m x 0.82m)

Plumbing and space for automatic washing machine.

Cloakroom/WC

Vanity wash hand basin, low level WC,

Office/Study/Bedroom 5

12'6" x 6'9" (3.80m x 2.07m)

Window to front, TV aerial point and radiator.

FIRST FLOOR

Landing

Doors to all rooms.

Bedroom 1

14'5" x 7'4" (4.39m x 2.24m)

Window to front, ceiling cornices, radiator.

En-suite Shower Room

5'1" x 7'4" (1.55m x 2.24m)

Large shower with mixer shower and fixed rain shower head, pedestal wash hand basin, low level WC, window to the rear and heated towel rail.

Bedroom 2

10'0" x 8'8" (3.06m x 2.63m)

Window to front, TV aerial point, radiator

Bedroom 3

9'5" x 8'8" (2.88m x 2.63m)

Window to rear, radiator

Bedroom 4

8'0" x 6'0" (2.45m x 1.83m)

Window to front, radiator

Bathroom/WC

6'3" x 5'5" (1.91m x 1.65m)

Lovely white suite with light grey tiling comprising of an L shaped panelled bath with shower screen and mixer shower over, vanity wash hand basin, low level WC, heated towel rail, tiled floor and Upvc double glazed window to the rear.

OUTSIDE

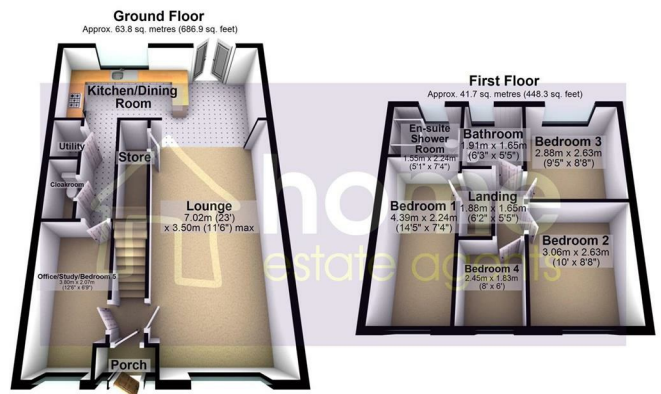
Gardens & Driveway

To the outside the property has a driveway to the front with parking for two vehicles and an excellent sized landscaped garden to the rear.

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. 105.5 sq. metres (1135.2 sq. feet)

