



Gibraltar Lane
Denton, M34 7QR

Price £220,000

Nestled in the charming area of Gibraltar Lane, Haughton Green, Denton, this delightful mid-terrace house offers a perfect blend of comfort and style. With two well-proportioned bedrooms, this property is ideal for small families, couples looking for a spacious and open plan home.

As you enter, you are welcomed by a spacious reception room that flows seamlessly into the kitchen diner, creating an inviting atmosphere for both relaxation and entertaining. The open-plan design enhances the sense of space and light, making it a wonderful area for family gatherings or quiet evenings in.

The property boasts a beautifully maintained back garden, providing a serene outdoor retreat. This garden not only offers a lovely space for gardening or outdoor dining but also includes convenient storage, ensuring that your outdoor essentials are neatly tucked away.

The three-piece bathroom is in great condition, featuring modern fixtures that cater to your daily needs. This home has been well cared for, making it ready for you to move in without the hassle of immediate renovations.

Perfectly positioned, the property is just a short distance from Haughton Dale Nature Reserve and the Peak Forest Canal, both offering picturesque walking routes and ideal spots for dog walks, making it a wonderful choice for those who enjoy the outdoors.

With its attractive features and prime location, this mid-terrace house on Gibraltar Lane is a fantastic opportunity for anyone looking to settle in a friendly neighbourhood. Don't miss the chance to make this charming property your new home.



GROUND FLOOR

Entrance Porch 3'1" x 3'0" (0.93m x 0.91m)
Door.

Living Room 15'0" x 13'0" (4.57m x 3.96m)
Window to front, door to:

Kitchen/Breakfast Room 19'0" x 13'0" (5.79m x 3.96m)
Window to rear, stairs, two double doors, door to:

FIRST FLOOR

Landing 14'2" x 8'0" (4.31m x 2.44m)

Bedroom 1 12'0" x 12'0" (3.66m x 3.65m)
Window to front, door.

Bedroom 2 14'2" x 9'0" (4.31m x 2.74m)
Window to rear, door to:

Bathroom
Window to rear, door to:

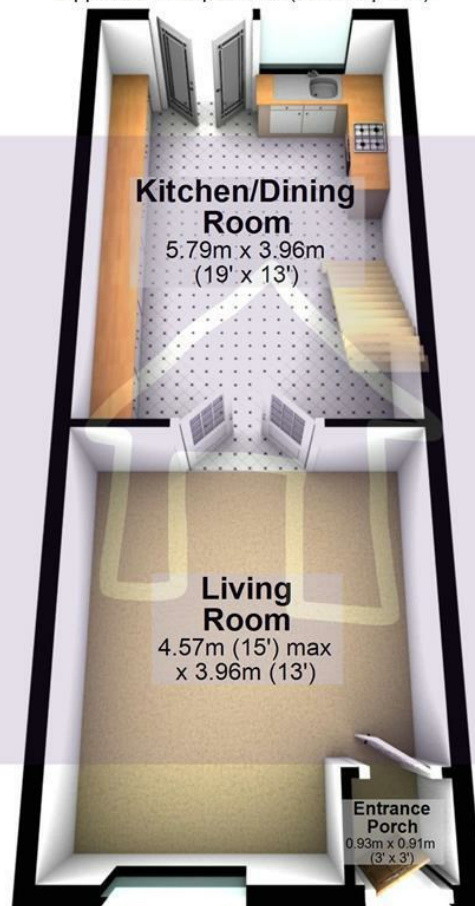
DISCLAIMER
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain 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.





Ground Floor
Approx. 41.4 sq. metres (445.6 sq. feet)



First Floor
Approx. 42.0 sq. metres (451.6 sq. feet)



Total area: approx. 83.4 sq. metres (897.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(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		
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