



Silver Birches, Manchester, M34 7RA

Offers in the region of £265,000

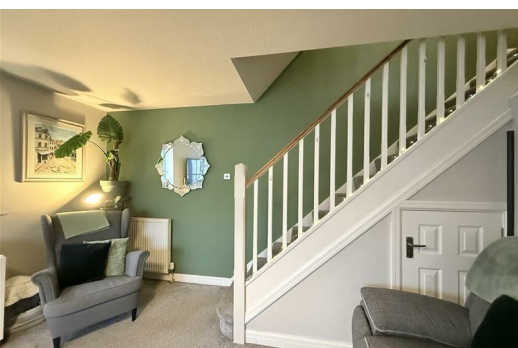
Nestled in the charming cul de sac of Silver Birches, Denton, this delightful semi-detached house offers a perfect blend of modern living and elegant design. Built in 2002, the property is presented in immaculate condition, making it an ideal choice for those looking to move in without the need for any renovations.

The house boasts three well-proportioned bedrooms, providing ample space for families or those seeking a comfortable home office. The inviting reception room is perfect for relaxation and entertaining, while the newly fitted kitchen is a standout feature, designed to meet the needs of contemporary living with style and functionality.

The eye-catching architectural design of the property is complemented by charming bay windows, which not only enhance the aesthetic appeal but also allow natural light to flood the interior, creating a warm and welcoming atmosphere.

For those with vehicles, the property offers convenient parking for two cars, ensuring ease of access and security. The peaceful location within a private cul de sac adds to the allure, providing a safe and tranquil environment for residents.

This property is a rare find in the market, combining modern amenities with a serene setting. Whether you are a first-time buyer or looking to settle into a family home, this house in Silver Birches is ready to welcome you. Don't miss the opportunity to make this beautiful property your own.



GROUND FLOOR

Porch

3'7" x 5'3" (1.09m x 1.60m)

Door.

Living Room

14'1" x 13'7" (4.29m x 4.14m)

Bay window to front, fireplace, stairs, door to:

Kitchen/Dining Room

14'1" x 10'2" (4.29m x 3.10m)

Window to side, bay window to front, double door, door to:

FIRST FLOOR

Landing

Bedroom 1

7'1" x 13'7" (2.15m x 4.14m)

Window to front, door to:

Bedroom 2

7'1" x 10'2" (2.15m x 3.10m)

Window to front, door to:

Bedroom 3

6'8" x 8'0" (2.04m x 2.44m)

Window to side, door to:

Storage

Bathroom

6'8" x 5'6" (2.04m x 1.67m)

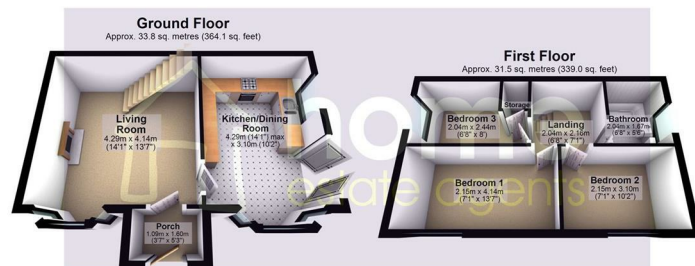
Window to side, door to:

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.

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Total area: approx. 65.3 sq. metres (703.1 sq. feet)

