

**Manor Road, Manchester, M34 7SB****Price £200,000**

Nestled on the charming Manor Road in Denton, Manchester, this delightful semi-detached house offers a perfect blend of comfort and modern living. Built in 1960, the property has been thoughtfully updated to meet contemporary standards while retaining its classic appeal.

Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining. The heart of the home features a well-appointed dining room and kitchen area, complete with underfloor heating, ensuring warmth and comfort during those cooler months. The new Worcester boiler adds to the efficiency of the home, providing peace of mind for future heating needs.

This property boasts two generously sized bedrooms and the master room has a large walk in wardrobe, perfect for a small family or those seeking extra space for guests. The bathroom is conveniently located, catering to the needs of the household.

One of the standout features of this home is the large south-facing garden, which offers ample outdoor space for gardening, play, or simply enjoying the sunshine on the newly built patio. The driveway provides parking for one vehicle, adding to the convenience of this lovely residence.

With all new windows & doors throughout, the property benefits from improved insulation and energy efficiency, making it a practical choice for modern living. This home on Manor Road is not just a place to live; it is a sanctuary that combines comfort, style, and functionality in a desirable location. Whether you are a first-time buyer or looking to downsize, this property is sure to impress.



## GROUND FLOOR

### Hall

Entrance hall with stairs leading upstairs

### Living Room

19'1" x 10'10" (5.81m x 3.30m)

Double glazed window , double glazed patio doors leading to garden. Open plan living room / diner. Under floor heating.

### Kitchen

11'7" x 7'10" (3.53m x 2.39m)

Double glazed window over looking back garden. Fully modernised Kitchen with base & top units. sink basin drainer. Electric oven & hob

## FIRST FLOOR

### Landing

4'3" x 6'7" (1.29m x 2.00m)

### Bedroom 1

10'3" x 10'2" (3.12m x 3.09m)

Double glazed window. radiator.

### Walk-in Wardrobe

8'6" x 3'9" (2.59m x 1.15m)

Large top to bottom walk in wardrobe with shelving

### Bedroom 2

8'6" x 10'0" (2.59m x 3.04m)

Double glazed window , radiator

### Bathroom

5'8" x 6'7" (1.73m x 2.00m)

Double glazed window over looking back garden. 3 piece suit with Jacuzzi bath and overhead shower unit

## SECOND FLOOR

### Loft Room

9'10" x 17'0" (3.00m x 5.18m)

Two skylights, radiator. Attic space currently used as an office

