



**449 Manchester Road, Manchester, Lancashire M34 3GN**  
**£295,000**

**\*THREE BEDROOM SEMI-DETACHED PERIOD PROPERTY WITH LARGE GARDEN\*FANTASTIC OPPORTUNITY\***

Sanderson James are delighted to market this huge family home which located on Manchester Road in Denton. The property itself is nearly 130 meters squared along with a garden which is 110 meters squared therefore has the potential to be your perfect family home. As you approach you will notice parking is very accessible as there is a bay away from the road allowing residents and visitors to park very easily. There is also access round the back which could also be used as off road parking. On the ground floor are two spacious reception rooms, the front room is bay fronted, and the rear room leads into the conservatory overlooking the garden. This room has also recently had a marble fireplace fitted which is a great center piece to the room. Finally, there is a kitchen along with access to the cellar. The cellar is a great size and currently has a pool table & the boiler to heat the whole house. Upstairs are three bedrooms all of which are a good size and have satellite ports and the family bathroom. The largest of the three bedrooms is located at the front and is currently fitted with wardrobes and a large bed and also has space for further free standing furniture. The second biggest is located at the rear and is an ideal double which also has space for wardrobes and free standing furniture. The final room is a very good size single. The bathroom has been recently tiled and has an electric power shower over the bath to fulfil all the family's needs. The property is located a short walk from Denton Golf Club and has excellent transport links from Piccadilly to Hyde. It is also inside the M60 orbital motorway and at the beginning of the M67 on a five mile stretch to Mottram. Manchester Road is also position ideally to be in the catch area for many popular secondary schools and colleges. Viewings are highly recommended and can be arranged by calling Sanderson James on 0161 231 0808.

**Front Lounge**

14'1" x 11'5" (4.3 x 3.5)

**Rear Lounge**

11'5" x 14'9" (3.5 x 4.5)

**Conservatory**

13'1" x 9'10" (4 x 3)

**Kitchen**

11'1" x 5'2" (3.4 x 1.6)

**Cellar**

17'0" x 15'1" (5.2 x 4.6)

**Master Bedroom**

17'4" x 11'9" (5.3 x 3.6)

**Bedroom Two**

11'5" x 7'2" (3.5 x 2.2)

**Bedroom Three**

11'5" x 10'2" (3.5 x 3.1)

**Family Bathroom**

8'6" x 5'2" (2.6 x 1.6)



**sales disclaimer**

**DISCLAIMER** These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating\* and so cannot verify they are in working order or fit for their purpose.

**Sales Money Laundering**

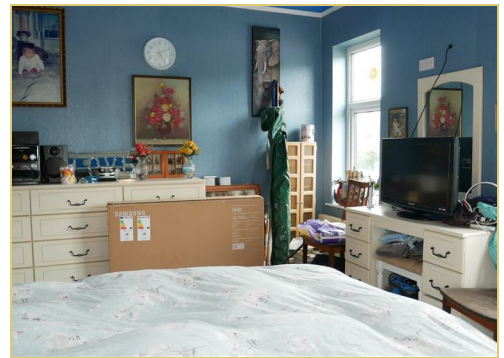
**MONEY LAUNDERING** If you are thinking of Buying, Selling, Renting or Investing in Property, please note, that it is our obligation to comply with the following Acts of Parliament: 1) The Money Laundering Regulations Act 2003 2) The Proceeds of Crime Act 2002 3) Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001)

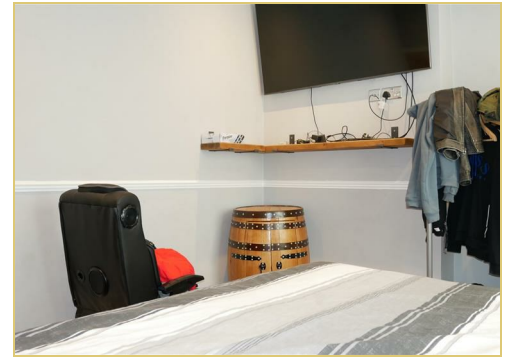
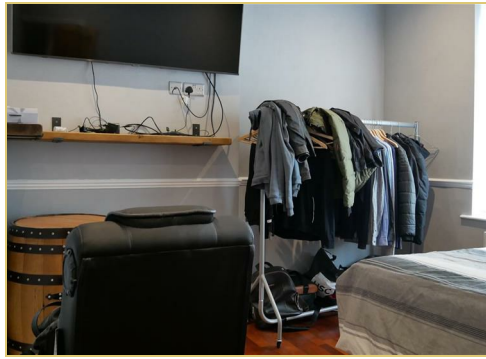
**sales opening hours**

**OPENING HOURS** We are open 6 days a week. Monday - Wednesday 9.30am - 6.00pm, Thursday 9.30am - 8.00pm, Friday 9.30am - 5.00pm, Saturday 9.30am - 3.00pm.

**sales thinking of selling**

**THINKING OF SELLING** If you are thinking of selling, renting or buying a home, we would be delighted to arrange an appointment at your convenience to visit you in your home to offer advice and a practical, professional marketing service without obligation.





Ground Floor



First Floor



*Although every effort has been made to ensure the accuracy of this floor plan, we cannot accept any responsibility for errors. This floor plan was created using software provided by Quick Floor Plans Ltd.*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		64	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

