



113 Laburnum Road, Denton, M34 2NB Offers Over £240,000

Sanderson James is delighted to present this charming three-bedroom semi-detached home, now available for sale in the sought-after area of Denton. Boasting a convenient location with nearby schools and shops, this property is perfect for families seeking an ideal home. Upon entry, you'll be greeted by a spacious lounge with a dining area, featuring a bay window that floods the room with natural light. The lounge seamlessly connects to a conservatory, offering views of the generously sized back garden. The well-appointed kitchen provides ample storage space with plenty of cabinets. Upstairs, you'll find a beautiful family bathroom, a master bedroom with a built-in wardrobe, along with a spacious second bedroom and a good-sized single bedroom. Additionally, this home offers off-road parking and a garage. Don't miss out on the opportunity to make this your dream home—contact Sanderson James today to learn more or schedule a viewing!



Lounge and dining

Conservatory

Kitchen

Back Garden

Bedroom One

Bedroom Two

Bathroom

Sales 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

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

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

Sales 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.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		62	
(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			
England & Wales		EU Directive 2002/91/EC	

