



## Lime Grove, Manchester,

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Offers  
over

**£175,000**



## Lime Grove, Manchester,

### Property Details

This superb garden fronted terraced house really should be at the top of your list of properties to view.

Boasting an impressive dining kitchen, lounge, two bedrooms and bathroom with four piece suite, UPVC double glazing, gas central heating system and courtyard style garden to the rear this really is the perfect starter home or indeed for someone looking to downsize.

Lime Grove is situated with easy reach of the centre of Denton and its numerous shopping and recreational facilities with Tameside Wellness Centre just on the doorstep.

NO VENDOR CHAIN viewing is highly recommended

### Key Features

- IMPRESSIVE TERRACED PROPERTY
- TWO BEDROOMS
- SUPERB DINING KITCHEN
- BATHROOM WITH SEPARATE SHOWER
- REAR COURTYARD GARDEN
- NO VENDOR CHAIN

#### Entrance Vestibule

#### Lounge

4.24m into recess x 3.90m

UPVC double glazed window, ornate central heating radiator, laminate flooring.

#### Dining Kitchen

4.23m x 4.23m into recess

Superb range of modern wall and base units, work surfaces, single drainer sink unit, built-in oven, hob, hood, gas central heating boiler, laminate flooring, radiator, UPVC double glazed window and door to outside. Under stairs store cupboard.

#### First Floor Landing

#### Bedroom 1

4.24m into recess x 3.89m

UPVC double glazed window, radiator.

#### Bedroom 2

2.62m into recess x 2.54m

UPVC double glazed window, radiator.

#### Bathroom

1.52m x 3.56m plus recess

Comprising: w.c., wash hand basin, bath, shower cubicle, radiator, UPVC double glazed window.

## Externally

Courtyard garden to the rear with storage facilities.

## Anti Money Laundering Checks

Please be advised that, in accordance with legal requirements and to maintain compliance with Anti-Money Laundering regulations, prospective buyers are obligated to undergo AML checks upon acceptance of their offer for the property listed in this brochure.

These AML checks are a mandatory part of the property transaction process and are designed to prevent and detect potential money laundering activities. The cost associated with each AML check is £30 per applicant, and this fee will be charged to the respective individuals undergoing the checks.

Please note that failure to comply with these AML checks may result in delays or complications in the completion of the property transaction.

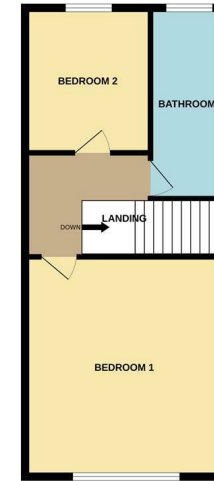
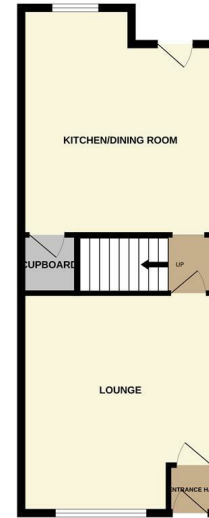


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GROUND FLOOR

1ST FLOOR




While every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, rooms, yards and any other parts are approximate and no responsibility is taken for any error or omission in this statement. The plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown hereon have not been tested and no guarantee is given for their operation or efficiency at the time.  
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