

# HUNTERS<sup>®</sup>

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## Westbourne Road

Denton, Manchester, M34 6AP

Offers Over £240,000



Presenting a semi-detached property for sale that is brimming with potential. This charming residence, in need of renovation, presents an excellent opportunity for families or couples with a vision to create their dream home.

The property boasts a welcoming floor plan with a generous reception room, perfect for family gatherings or quiet evenings in. The kitchen, ready for your personal touch, offers ample space for meal preparation and dining. Additionally, the property includes three bedrooms, providing plenty of room for a growing family or guests. A practical family bathroom completes the accommodation.

One of the standout features of this property is the added convenience of a private garage, ensuring secure off-street parking. The feature further extends to the rear of the property where you will discover a sizable garden, perfect for summer barbecues or serene morning coffees.

The property also benefits from a desirable location, with excellent public transport links, nearby schools, and local amenities, ensuring all your day-to-day needs are within easy reach.

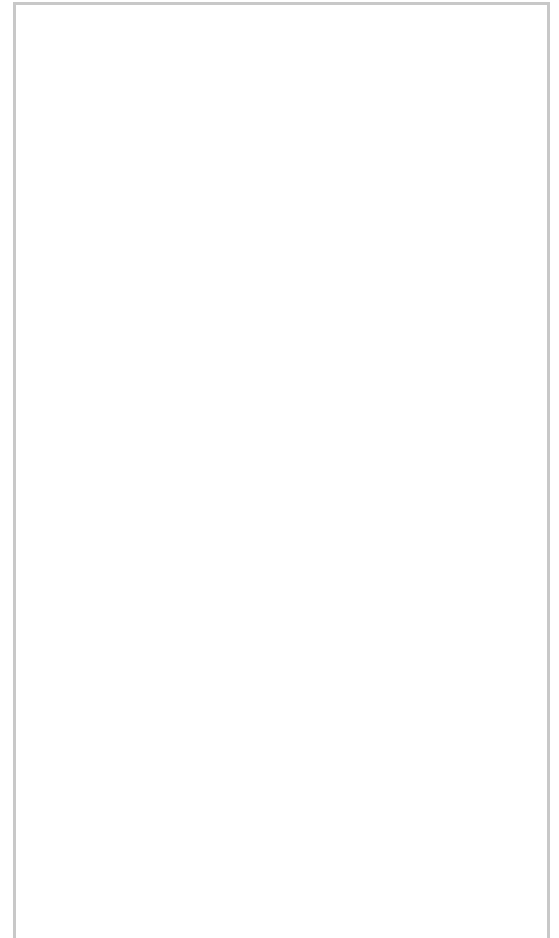


- Lounge 19'2" x 7'0" (5.85 x 2.14)
- Kitchen 9'6" x 7'0" (2.91 x 2.14)
- Wooden Extension 17'7" x 7'10" (5.38 x 2.40)
- Bedroom 1 11'9" x 11'4" (3.59 x 3.47)
- Bedroom 2 9'10" x 8'5" (3.02 x 2.57)
- Bedroom 3 6'5" x 6'5" (1.98 x 1.96)

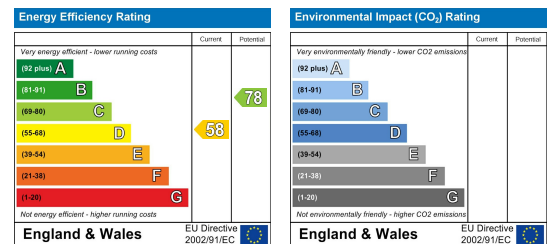
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.