

DAWSONS

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Two Trees Lane, Haughton Green, Denton, M34 7AJ

Dawson's are pleased to bring the Community Hall to the open market presenting a rare opportunity to purchase this substantial premises situated along a busy local route offering potential opportunity.

It is considered that the property could be utilised for a number of uses (subject to the usual permissions) and we would recommend interested parties view the property at their earliest convenience.

Offers Over £250,000



**CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS**



Two Trees Lane, Houghton Green, Denton, M34 7AJ

- A Substantial Community Centre/Hall With Associated Car Parking
- Set within an Established Residential Location fronting onto Busy Local Route
- Suit a Variety of Uses (STP)
- uPVC Double-Glazing
- Potential Development Opportunity
- Gas-Fired Central Heating

The Accommodation Briefly

Comprises:

Entrance foyer, main hall with storage area (14.58m x 11.28m with further storage off, rear hall, inner hallway, kitchen, further area off) storeroom, toilets, useful storage cellars.

Immediately to the front of the property there is an entrance courtyard area whilst to the right-hand side of the property there is a car park with 14 spaces.

The property is situated in predominantly residential location with transport links immediately available and there is good access ability to neighbouring town centres with Hyde and Denton itself having good motorway connections.

The Accommodation In Detail

Comprises:

ENTRANCE FOYER

Open reception area with uPVC double-glazed windows and doors, central heating radiator.

MAIN HALL

47'10 x 37'0 with further storage area off (14.58m x 11.28m with further storage off, rear hall, inner hallway, kitchen, further area off)

8 x uPVC double-glazed windows, 7 central heating radiators, range of wall and floor mounted units.

REAR HALL

31'9 x 14'6 (9.68m x 4.42m)

3 x uPVC double-glazed windows, 3 x central heating radiators, low mounted units.

REAR HALLWAY

Access to storage cellars, PVC panelled external door.

INNER HALLWAY

Access to storage cellar, 2 x central heating radiators.

KITCHEN

15'0 x 11'0 (4.57m x 3.35m)

Two single drainer stainless-steel sink units plus circular stainless-steel sink unit, a range of wall and floor mounted units, heated towel rail/radiator, full tiled, uPVC double-glazed window.

STOREROOM

14'2 x 9'11 (4.32m x 3.02m)

uPVC double-glazed window, central heating radiator.

WC AREA

Storage cupboard, disabled WC compartment with low-level WC, wash hand basin, uPVC double-glazed window, central heating radiator.

LADIES WC

2 x low-level WCs, wash hand basin, uPVC double-glazed window, central heating radiator.

GENTS WC

Low-level WC, 2 x urinals, wash hand basin, uPVC double-glazed window, central

heating radiator.

EXTERNAL

Externally, there is a front courtyard area whilst to the right-hand side of the property there is car parking with 14 spaces.

TENURE

Tenure is Freehold - Solicitors to confirm.

VIEWINGS

Strictly by appointment with the Agents.



Directions



Floor Plan

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