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Kennedy Way, Manchester, M34 2DG

Offers in the region of £325,000

Situated in a popular and convenient area of Denton, this well presented three bedroom semi-detached property offers a comfortable and versatile home, ideally positioned close to open green spaces and benefiting from a private rear aspect with no properties directly overlooking the garden.
The property is ideally located for access to a range of local schools, amenities and transport links, with Denton town centre within easy reach, along with convenient connections to Manchester city centre and the surrounding motorway network, making this an excellent choice for families and commuters alike.

The accommodation briefly comprises an entrance porch leading into the welcoming hallway, with access to a spacious lounge featuring double doors opening into the conservatory, creating a lovely additional reception space overlooking the rear garden. The kitchen/diner provides a practical and sociable space, with French doors opening directly onto the garden and access through to the integral garage.
To the first floor are three well proportioned bedrooms together with a modern shower room.

Externally, the property benefits from a lawned front garden and driveway providing off-road parking and leading to the integral garage. To the rear is an enclosed and private garden, featuring a paved patio area ideal for outdoor seating and entertaining, a good-sized lawn and mature greenery to the rear, creating a pleasant and established outdoor space.

Offering a combination of generous living accommodation, private gardens and a highly convenient location, this is an appealing family home that is ready to move into and would make an excellent opportunity for a wide range of buyers.

GROUND FLOOR

Porch
1'8" x 5'5" (0.50m x 1.65m)
Door to front, door leading to:

Hall
12'2" x 5'5" (3.71m x 1.65m)
Door to storage cupboard, radiator, stairs leading to first floor, doors leading to:

Lounge
22'9" x 12'0" (6.94m x 3.65m)
Double glazed bay window to front, radiator, radiator, double doors leading to:

Conservatory
11'1" x 6'8" (3.39m x 2.04m)
Double glazed windows to sides, radiator, door leading out to rear garden.

Kitchen/Diner
8'10" x 16'6" (2.69m x 5.04m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, integrated dishwasher, integrated fridge/freezer, built-in oven, built-in hob with extractor hood over, built-in microwave, double glazed window to rear, radiator, double glazed French doors leading out to rear garden, door leading to garage.

FIRST FLOOR

Landing
Double glazed window to side, doors leading to:

Bedroom 1
12'8" x 10'2" (3.85m x 3.11m)
Double glazed window to front, radiator, fitted wardrobes.

Bedroom 2
9'10" x 10'2" (2.99m x 3.11m)
Double glazed window to rear, radiator, fitted wardrobes.

Bedroom 3
7'5" x 7'3" (2.26m x 2.20m)
Double glazed window to front, radiator.

Shower Room
6'11" x 7'3" (2.12m x 2.20m)
Three piece suite comprising, shower area, vanity wash hand basin and low-level WC tiled walls, double glazed window to rear, heated towel rail.

OUTSIDE
Lawned garden to the front with driveway leading to the garage. Enclosed garden to the rear with paved patio area and good sized lawned area.

Garage
13'4" x 7'3" (4.07m x 2.20m)
Up and over door to the front, access door to the rear leading to the kitchen/diner.

DISCLAIMER
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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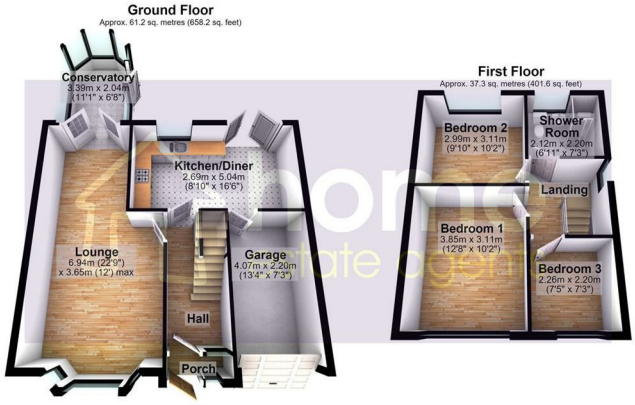
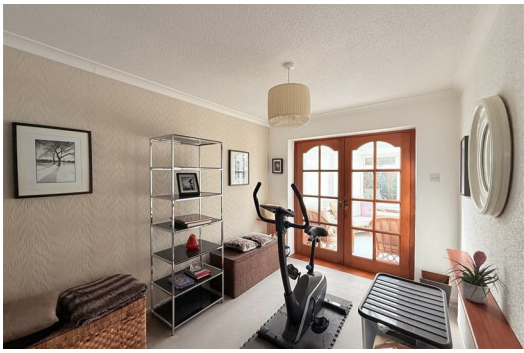


Total area: approx. 98.5 sq. metres (1059.8 sq. feet)



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