

**26 Foxhall Road, Denton, Greater Manchester, M34 3GB**



- NO VENDOR CHAIN
- Semi Detached Family Home
- Entrance Hallway
- Two Reception Rooms
- Three Bedrooms
- Driveway & Front Garden
- Large Rear Garden
- Close to Motorway Network
- Near to Local Schools, Shops & Amenities
- Viewing Recommended

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## MAIN DESCRIPTION

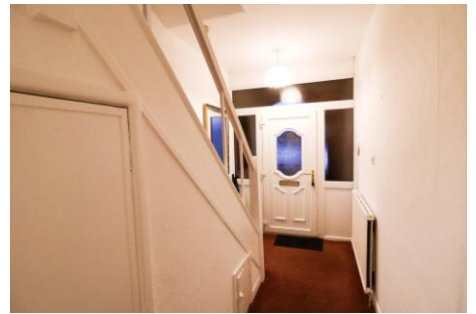
**\*\*\*Chain Free\*\*\***

Stepping Stones are delighted to offer for sale this semi-detached family home with no vendor chain. Offering well-proportioned accommodation and is ideally located close to local schools, shops, and everyday amenities with excellent access to the motorway network.

The property features an entrance hallway leading to two reception rooms and kitchen, providing flexible living and dining space suitable for family life. Upstairs, there are three bedrooms, offering comfortable accommodation for a growing family or those needing home office space.

The property has a walled front garden and side driveway with gated side access to a private and fully enclosed rear garden with patio and lawn areas and large shed to the side, there is potential to create more off road parking in place of the shed or caravan/trailer storage..

With its convenient location, generous outdoor space, and no onward chain, this property presents an excellent opportunity for a range of buyers. Early viewing is highly recommended to appreciate the space and potential on offer.





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### ENTRANCE HALLWAY

Accessed via an external uPVC double-glazed entrance door, the hallway provides access to the staircase leading to the first-floor accommodation. Features include a wall-mounted radiator, ceiling light point, under-stairs storage cupboard, meter cupboard, and internal doors to the ground-floor rooms.

### LOUNGE

11' 4" x 10' 8" (3.45m x 3.25m) A generous lounge featuring a uPVC double-glazed half bay window to the front elevation. The room benefits from a wall-mounted radiator, ceiling light point, electric fire with surround, TV aerial point, and an open archway leading through to the dining room.

### DINING ROOM

12' 0" x 11' 1" (3.66m x 3.38m) A further spacious reception room with a large uPVC double-glazed window to the rear elevation overlooking the garden. Includes a wall-mounted radiator, ceiling light point, and TV aerial point.

### KITCHEN

9' 7" x 6' 2" (2.92m x 1.88m) Fitted with a range of high- and low-level kitchen units with contrasting work surfaces and splash-back tiling. Incorporates a one-and-a-half stainless steel sink with drainer and mixer tap, plumbing for an automatic washing machine, space for a tall fridge freezer, and space for a gas oven. Also features a wall-mounted combination gas boiler, ceiling strip light, uPVC double-glazed window to the side elevation, and a uPVC double-glazed external door.

### LANDING

Stairs lead from the ground floor to the first-floor landing, which includes a uPVC double-glazed window to the side elevation, ceiling light point, loft access hatch, and internal doors to the first-floor accommodation.



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## MAIN BEDROOM

11' 6" x 11' 2" (3.51m x 3.4m) A generous double bedroom with a uPVC double-glazed half bay window to the front elevation, wall-mounted radiator, and ceiling light point.

## BEDROOM TWO

12' 0" x 11' 2" (3.66m x 3.4m) A further spacious double bedroom with a uPVC double-glazed window to the rear elevation, wall-mounted radiator, ceiling light point, and fitted storage cupboard.

## BEDROOM THREE

6' 3" x 6' 2" (1.91m x 1.88m) Featuring a uPVC double-glazed window to the front elevation, wall-mounted radiator, and ceiling light point.

## BATHROOM

7' 3" x 6' 2" (2.21m x 1.88m) A wet-room style bathroom with floor-to-ceiling tiling and splash-back tiling. Comprises a WC, pedestal wash hand basin, wall-mounted radiator, shower with extraction fan, and two uPVC double-glazed windows to the side and rear elevations.

## EXTERNALLY

The property has a walled front garden and side driveway with gated side access to a private and fully enclosed rear garden with patio and lawn areas and large shed to the side, there is potential to create more off road parking in place of the shed or caravan/trailer storage.

## DISCLAIMER

The vendor has advised the following:

Property Tenure - Leasehold

Annual Ground Rent - £6.00 per annum

Leasehold Term - 900 years remaining

EPC Rate - Awaiting

Council Tax Band Rating - C

Council - Tameside Borough Council



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TOTAL FLOOR AREA : 813 sq.ft. (75.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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