home estate agents

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Melton Avenue, Manchester, M34 2LB

Offers over £375,000

Nestled in the tranquil cul-de-sac of Melton Avenue, Denton, this impressive semi-detached house, built in 1936, offers a perfect blend of space and comfort for family living. Boasting four generously sized bedrooms, this property is ideal for those seeking a spacious family home.

Upon entering, you are greeted by two large reception rooms that provide ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a formal dining space. The layout is designed to foster a warm and inviting atmosphere, perfect for creating cherished memories with loved ones.

The property features a well-appointed bathroom, ensuring convenience for the entire family. Additionally, the large back garden is a standout feature, offering a low-maintenance outdoor space that is perfect for children to play or for hosting summer gatherings.

Parking is made easy with space for two vehicles, providing peace of mind in this quiet neighbourhood. The location is ideal for families, with local amenities and schools within easy reach, making it a practical choice for everyday living.

In summary, this substantial four-bedroom family home on Melton Avenue presents an excellent opportunity for those looking to settle in a peaceful area of Denton, Manchester. With its spacious interiors, private parking, and a lovely garden, this property is sure to appeal to a wide range of buyers. Don't miss the chance to make this charming house your new home.







GROUND FLOOR

Entrance Hall
8'5" x 7'3" (2.57m x 2.21m)
Two windows to front, double radiator, door to:

Living Room
17'3" x 10'6" (5.25m x 3.20m)
Bay window to front, double radiator, open plan, door to:

Dining Area
9'8" x 8'5" (2.94m x 2.57m)
Sliding door, door to:

Kitchen
8'6" x 9'4" (2.59m x 2.85m)
Door to:

Kitchen
10'6" x 16'4" (3.20m x 4.98m)
Window to rear, open plan, sliding door.

Reception 2
17'3" x 6'11" (5.25m x 2.10m)
Bay window to front, radiator.

FIRST FLOOR

Landing
5'8" x 7'3" (1.72m x 2.21m)
Door to:

Bedroom 1
9'11" x 10'6" (3.01m x 3.20m)
Bay window to front, radiator, door to:

Bedroom 2
8'6" x 10'2" (2.58m x 3.10m)
Window to rear, double radiator, door to:

Bedroom 3
18'8" x 2'10" (5.70m x 0.87m)
Window to rear, bay window to front.

Bedroom 4
6'11" x 7'3" (2.10m x 2.21m)
Window to front, radiator, door to:

Bathroom
7'1" x 7'8" (2.15m x 2.34m)
Two windows to rear, 4 piece family bathroom with bath , standing shower , toilet & sink basin

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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.



Total area: approx. 110.9 sq. metres (1193.7 sq. feet)







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