

Pearl Street
Denton, M34 3GZ

Offers in the region of £145,000

home estate agents

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This spacious first-floor apartment offers an excellent opportunity for those seeking a well-proportioned home in a highly convenient location. Offering generous accommodation throughout, the property is ideally suited to a range of buyers and benefits from a practical layout designed for comfortable living.

The apartment features a spacious lounge, kitchen, three bedrooms including a main bedroom with its own en-suite, a separate three-piece bathroom, additional shower room and a useful utility room. The generous accommodation provides excellent flexibility, with plenty of space for both everyday living and entertaining.

Situated just a few minutes' walk from Denton's vibrant town centre, the property is ideally placed for a wide range of local amenities. Residents can enjoy easy access to shops, supermarkets, restaurants and leisure facilities, including Denton Leisure Centre and Crown Point North Retail Park. Excellent transport links are also close by, with the M60 motorway providing convenient access to Manchester and surrounding areas, alongside frequent bus services to neighbouring towns.

With its spacious accommodation, convenient location and versatile layout, this first-floor apartment represents an excellent opportunity for buyers looking for a well-connected home within easy reach of everything Denton has to offer.

Viewing Highly Recommended.







FIRST FLOOR APARTMENT

Hall
Door to front, door to storage cupboard, door leading to:

Stairwell
Radiator, stairs leading up to apartment.

Hallway
Two radiators, doors leading to:

Lounge 13'10" x 13'8" (4.22m x 4.17m)
Double glazed window to front, double glazed window to side, feature fireplace with inset fire, radiator.

Kitchen 10'7" x 6'7" (3.22m x 2.01m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator.

Utility Room 9'6" x 2'9" (2.90m x 0.85m)
Fitted with wall unit and worktop.

Bedroom 1 10'5" x 12'2" (3.17m x 3.71m)
Double glazed window to side, radiator, door leading to:

En-suite
Three piece suite comprising pedestal wash hand basin, shower area and low-level WC, tiled walls, heated towel rail.

Bedroom 2 9'9" x 7'5" (2.97m x 2.26m)
Double glazed window to rear, radiator.

Bedroom 3 10'6" x 7'2" (3.21m x 2.19m)
Double glazed window to front, radiator.

Bathroom 10'0" x 5'5" (3.05m x 1.65m)
Three piece suite comprising bath, vanity wash hand basin and low-level WC, tiled walls, double glazed window to rear, radiator.

Shower Room
Shower area, tiled walls, heated towel rail.

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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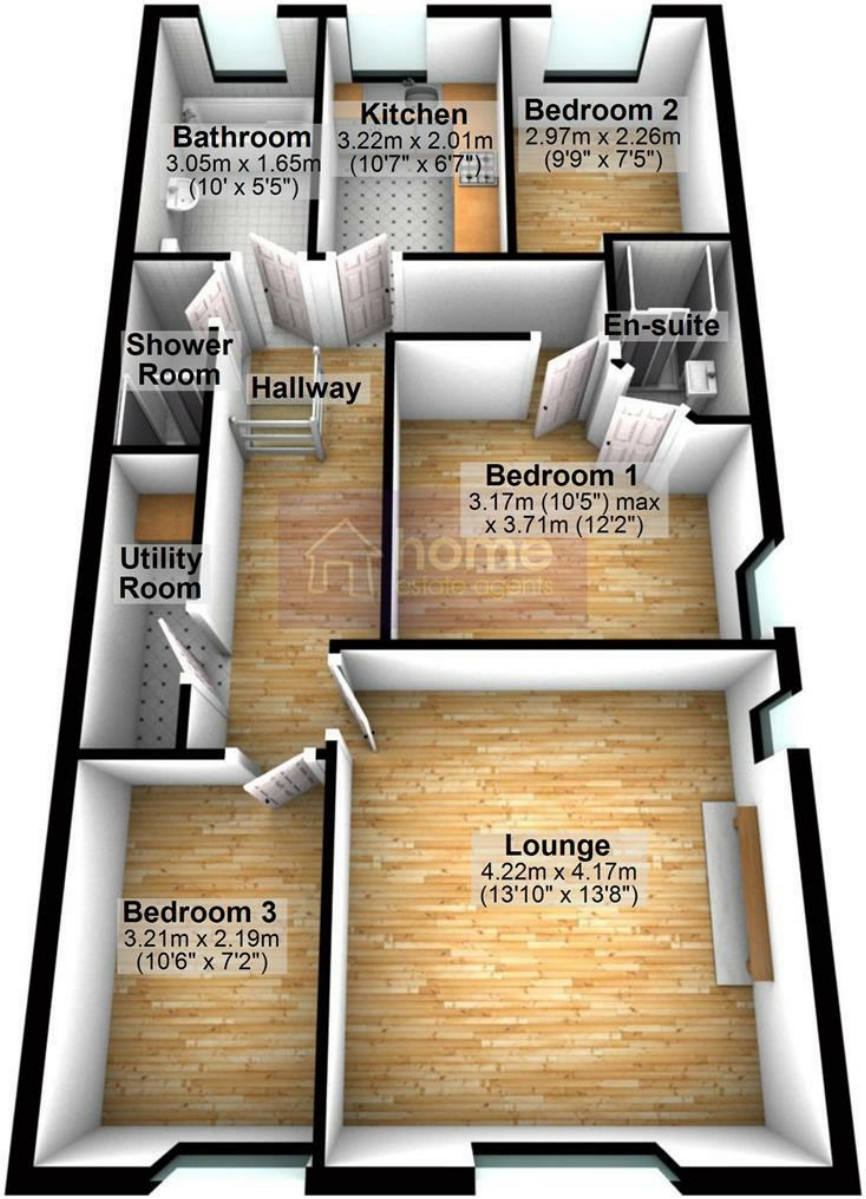


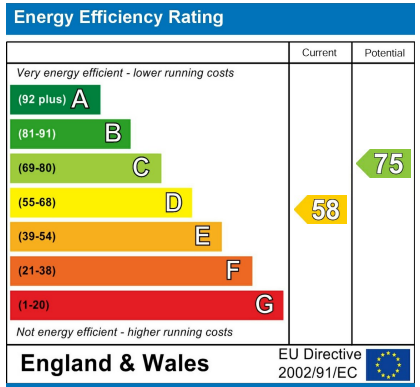


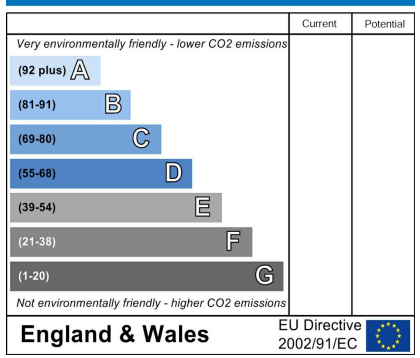




First Floor


Bathroom
3.05m x 1.65m
(10' x 5'5")
Kitchen
3.22m x 2.01m
(10'7" x 6'7")
Bedroom 2
2.97m x 2.26m
(9'9" x 7'5")
Shower Room
Hallway
En-suite
Bedroom 1
3.17m (10'5") max
x 3.71m (12'2")
Utility Room
Lounge
4.22m x 4.17m
(13'10" x 13'8")
Bedroom 3
3.21m x 2.19m
(10'6" x 7'2")


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
58
75
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC