

# HUNTERS<sup>®</sup>

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## Denton Road

Audenshaw, Manchester, M34 5BE

Asking Price £225,000

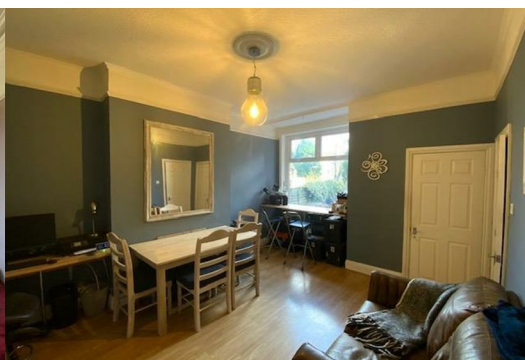
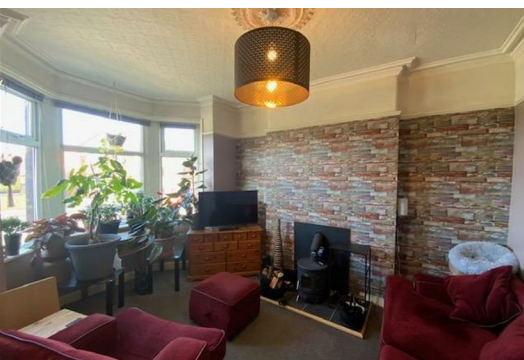


Presenting this beautiful semi-detached house, available for sale and in good condition. The property is a perfect blend of character and modern living, making it an ideal choice for first-time buyers and families alike.

The house boasts three well-proportioned bedrooms and a larger than average bathroom. The master bedroom, one of the two generous doubles, is a tranquil retreat. The third bedroom is a comfortable single, perfect for a child's room or home office. Notably, the first double bedroom features a charming fireplace, adding a cosy touch of character.

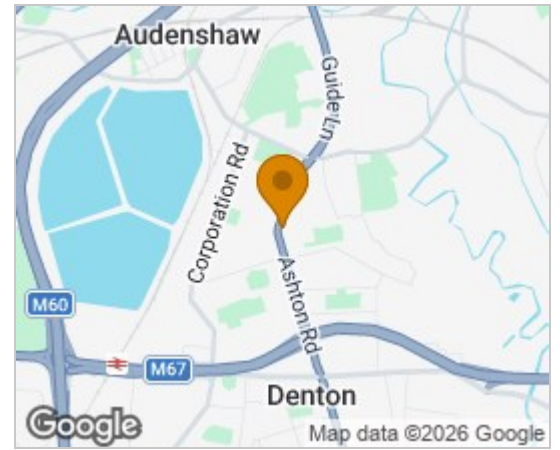
The heart of the home is undoubtedly the naturally lit kitchen, a welcoming space where any cook would be pleased to prepare meals. Adjacent are two spacious reception rooms, both with large windows that flood the rooms with light. One of these rooms benefits from a delightful garden view, while the lounge feature a fireplace, perfect for relaxing by on a chilly evening.

Moreover, this property includes a convenient cellar with a W.C. The garden, an additional unique feature, provides an excellent outdoor space for relaxation and entertainment.



- Lounge 11'09 x 15'09 (3.58m x 4.80m)
- Dining Room 12'09 x 14'02 (3.89m x 4.32m)
- Kitchen 10'10 x 8'07 (3.30m x 2.62m)
- Bathroom 11'01 x 8'03 (3.38m x 2.51m)
- Bedroom 1 15'05 x 9'10 (4.70m x 3.00m)
- Bedroom 2 10'05 x 14'07 (3.18m x 4.45m)
- Bedroomn 3 9'07 x 5'04 (2.92m x 1.63m)

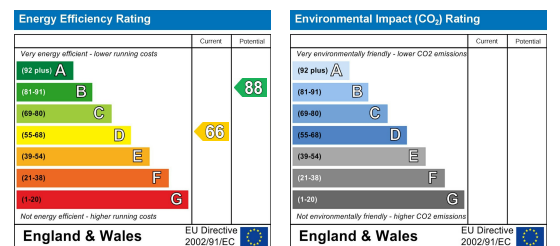
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.