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Dene Brow, Haughton Green, Denton, Manchester, M34 7PX

Dawson's are pleased to offer for sale this substantial, extended, four bedroom, three reception room semi detached property which is situated in a highly regarded residential location close to Haughton Green Village. The property is offered for sale with no forward vendor chain and whilst in need of some up-grading offers excellent potential for interested parties to impart their own taste and specification upon the dwelling.

Local amenities can be found in nearby Haughton Green Village with Denton Town Centre itself being readily accessible and provides excellent commuter links to Manchester City Centre. Local junior and high schools are also within reasonable travelling distance.

Price £295,000

Dene Brow, Haughton Green, Denton, Manchester, M34 7PX

- Extended 4 Bedroom Semi Detached
- Three Reception Rooms plus Separate Kitchen and Utility Area
- No Onward Chain
- Popular Residential Location
- Ideally Suited to Growing Family
- Close to Haughton Green Amenities
- Some Up-dating Required
- Driveway Providing Off Road Parking
- Fully Enclosed Rear Garden
- uPVC Double Glazing/Gas Fired Central Heating

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The Property briefly comprises:

Entrance Vestibule, Entrance Hallway, Cloaks/WC, Lounge, Sitting Room, Dining Room, Kitchen, Utility Area

To the first floor there are 4 well proportioned Bedrooms, Bathroom with separate WC

Externally there is a driveway providing off road parking and further lawned garden area. Whilst to the rear the garden area has been astro-turfed and fully enclosed with border plants and shrubs.

The Accommodation in Detail:

Entrance Vestibule

uPVC double glazed French doors, laminate flooring

Entrance Hallway

Laminate flooring, built-in storage/meter cupboard, central heating radiator

Cloaks/WC

Low level WC, wash hand basin

Lounge

13'7 reducing to 11'11 x 11'3 reducing to 8'6 (4.14m reducing to 3.63m x 3.43m reducing to 2.59m)
uPVC double glazed window, laminate flooring, two central heating radiators

Dining Room

11'6 x 10'0 (3.51m x 3.05m)
Laminate flooring, uPVC double glazed window, central heating radiator

Sitting Room

13'3 x 6'9 plus box bay window 5'1 x 1'3 (4.04m x 2.06m plus box bay window 1.55m x 0.38m)
Laminate flooring, uPVC box bay window, central heating radiator

Kitchen

11'3 x 8'0 (3.43m x 2.44m)
Single drainer sink unit, range of wall and floor mounted units, part tiled, uPVC double glazed window, accessed to Utility Area

Utility Area

7'3 x 7'3 (2.21m x 2.21m)
plumbed for automatic washing machine, central heating radiator, uPVC double glazed rear door and window, accessed to good sized larder storage cupboard

First Floor:

Landing

Loft access

Bedroom 1

14'11 x 8'1 (including bulkhead) (4.55m x 2.46m (including bulkhead))
Two uPVC double glazed windows, two central heating radiators

Bedroom 2

14'3 reducing to 11'11 x 11'3 reducing to 9'2 (4.34m reducing to 3.63m x 3.43m reducing to 2.79m)
built-in wardrobes, uPVC double glazed window, central heating radiator

Bedroom 3

11'7 x10'0 (3.53m x3.05m)
uPVC double glazed window, central heating radiator

Bedroom 4

15'7 x 7'2 including boxing (4.75m x 2.18m including boxing)
uPVC double glazed window, central heating radiator

Bathroom/WC

7'11 x 5'5 (including storage cupboard) (2.41m x 1.65m (including storage cupboard))
Panel bath with shower over, pedestal wash hand basin, fully tiled, laminate floor, heated chrome towel rail/radiator, recessed spotlights, uPVC double glazed window

Separate WC

Low level WC

Externally:

There is a driveway providing off road parking with further garden area. Fully enclosed rear garden with astro-turf finish with border plants and shrubs.

AML Checks

We are required by law to conduct Anti Money Laundering (AML) checks for all vendors and purchasers. A non refundable fee of £15 per check will be payable to cover this digital process. These checks are carried out by Thirdfort.

This is a legal requirement to meet HMRC and UK law guidelines .



Directions










Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



