



**West Park Avenue, Denton, Manchester, M34 7TG**

**Offers Over £180,000**





**Bedrooms: 3 | Bathrooms: 1 | Receptions: 1**

Welcome to West Park Avenue, Denton – a well-presented three-bedroom mid-terrace home, tucked away in a quiet and family-friendly cul-de-sac, offering space, comfort, and convenience in equal measure.

Upon entering the property, you are welcomed by a generous entrance hallway, a practical and often overlooked feature that immediately sets the tone for the home. This space is ideal for storing coats, shoes, pushchairs, and school bags, making it particularly well-suited for families with children or pets and helping to keep the main living areas clutter-free.

The hallway leads through to a spacious and light-filled living room, a superb area designed for both everyday living and entertaining. Natural light pours in through a large front-facing window, while the rear of the room benefits from sliding patio doors that open directly onto the garden, creating a seamless connection between indoor and outdoor living. This versatile space is perfect for relaxing with the family, enjoying movie nights, hosting guests, or simply unwinding with a good book.

Moving through to the kitchen, you'll find a highly functional and adaptable space, offering an abundance of worktop and cupboard storage. The layout has been thoughtfully designed to include a breakfast seating area, ideal for children before the school run, casual dining, or enjoying a morning coffee while catching up with friends. The kitchen offers excellent potential for further personalization to suit modern family life.

To the first floor, the property boasts three well-proportioned bedrooms, all offering comfortable accommodation. The master bedroom benefits from modern fitted wardrobes, providing excellent storage without compromising on floor space. The remaining bedrooms are ideal for children, guests, or even a home office, offering flexibility for a variety of lifestyles.

Completing the upper level is the spacious family bathroom, a calm and relaxing space where you can unwind at the end of a long day.

Externally, the property enjoys an easy-to-maintain rear garden, perfect for summer barbecues, outdoor dining, and safe play space for children. To the front, the home benefits from off-road parking, a valuable feature in such a sought-after residential location.