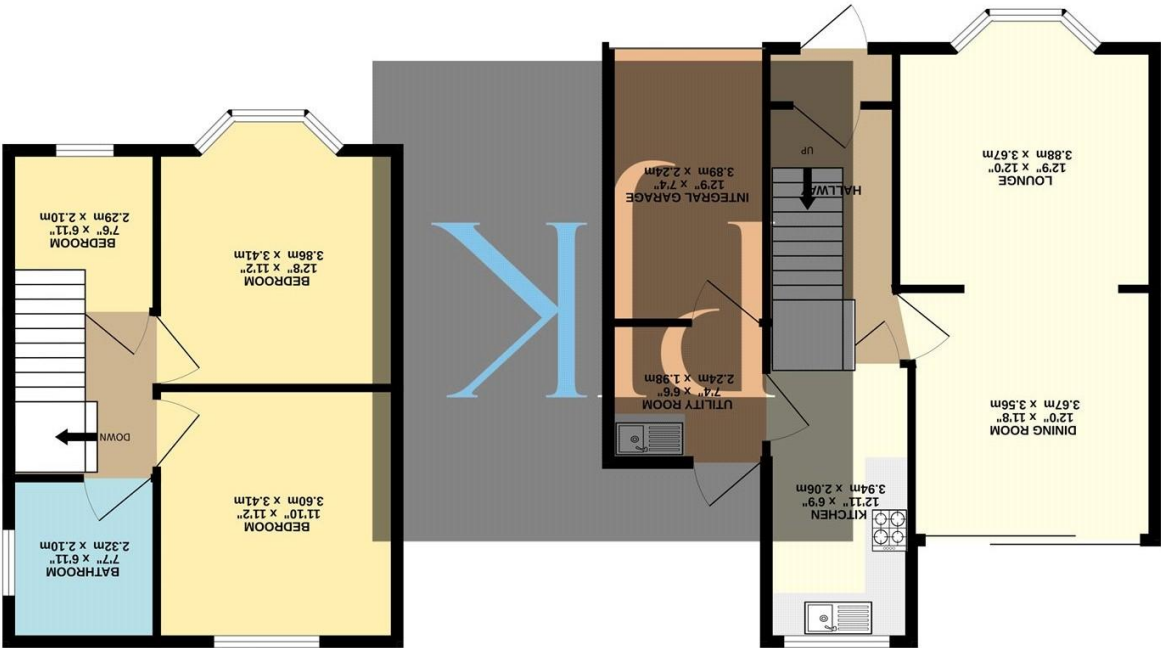


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

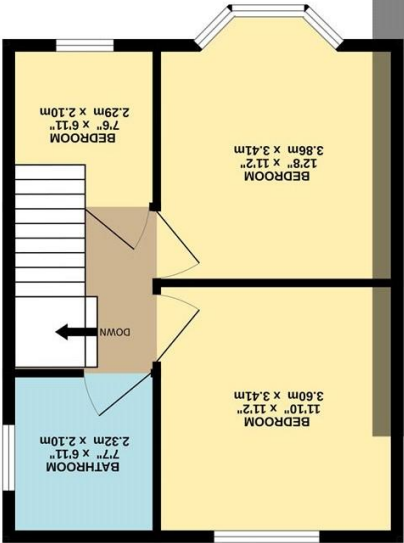
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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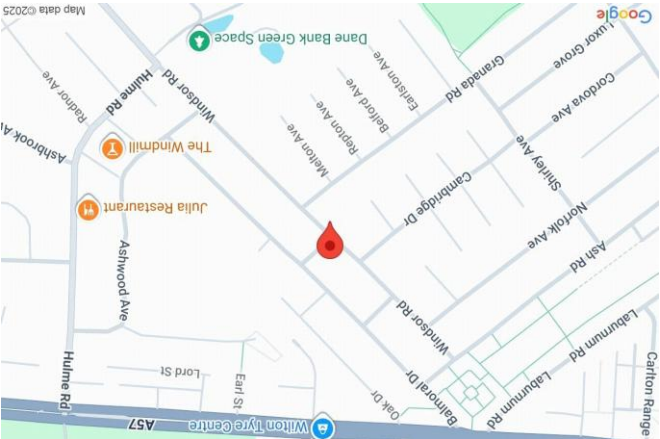
TOTAL FLOOR AREA : 1016 sq.ft. (94.4 sq.m.) approx.



GROUND FLOOR
595 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.2 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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PHILIP JAMES
KENNEDY

48 WINDSOR ROAD
DENTON, TAMESIDE, M34 2HD



ASKING PRICE £285,000

A well-presented three-bedroom semi-detached family home, offered to the market with no onward chain and situated in the highly sought-after Dane Bank area. Ideally located close to excellent amenities including schools, parks and commuter links, this attractive home offers generous living space and a superb opportunity for families or first-time buyers alike.

The accommodation begins with an enclosed porch leading into a welcoming entrance hall. To the front is a bright bay-fronted lounge which opens into a spacious dining area with sliding patio doors leading out to the rear garden, creating an ideal layout for family living and entertaining. The fitted kitchen offers a range of wall and base units and leads through to a useful utility room with access to the integral garage.

To the first floor are three well-proportioned bedrooms, including a principal bedroom with fitted wardrobes, a second comfortable double and a third single bedroom ideal for use as a nursery or home office. The rooms are served by a well-appointed four-piece family bathroom suite featuring a bath, separate shower cubicle, hand wash basin and WC.

Externally, the property enjoys a block-paved driveway providing off-road parking to the front and access to the garage. To the rear lies an enclosed lawned garden with a patio area — the perfect space for outdoor dining and relaxation.

1016 gross sq ft
Tax Band: C
Freehold

"A well-presented three-bedroom semi-detached home offered with no onward chain in the heart of Dane Bank."

