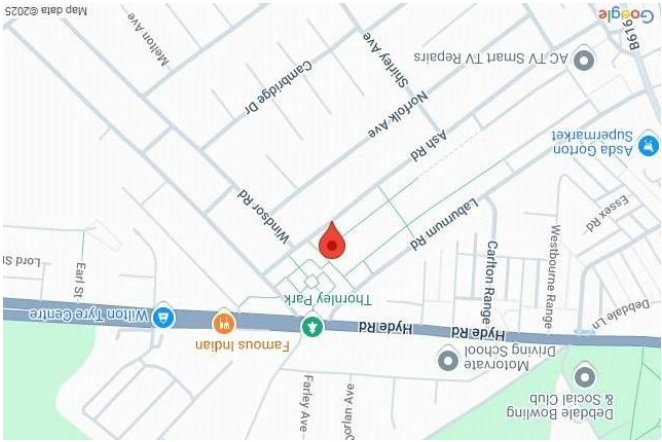


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 : 1037 sq. ft. (96.4 sq.m.) approx.



PJK

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151 ASH ROAD
DENTON, TAMESIDE, M34 2NJ

**PHILIP JAMES
KENNEDY**



ASKING PRICE £240,000

Offered to the market in excellent condition, this beautifully presented three-bedroom mid-terrace home offers 1,037 sq ft of versatile living space, perfect for families or first-time buyers. Ideally located within easy reach of local amenities, reputable schools, and excellent transport links, this home combines practicality with modern comfort.

The ground floor opens into a spacious entrance hallway, leading to a bright and inviting bay-fronted living room complete with a charming feature fireplace. To the rear of the property, a stunning open-plan kitchen/dining area creates the heart of the home, with ample space for family dining and entertaining. The kitchen is equipped with attractive wall and base units and quality work surfaces. A separate utility room, convenient downstairs WC, and a sunlit conservatory complete the ground floor, offering even more space to relax and enjoy.

Upstairs, the property features three well-proportioned bedrooms—two generous doubles with built-in wardrobes and an additional single bedroom—ideal for a child's room, home office, or guest space. The accommodation is served by a modern three-piece family bathroom with a bath and overhead shower, hand wash basin, and WC.

Externally, the rear of the property boasts off-road parking for several vehicles accessed via a shared pathway, as well as a split garden layout. This includes a tidy low-maintenance courtyard and a separate lawn and decorative stone area—perfect for outdoor furniture and summer relaxation.

1037 gross sq ft
Tax Band: A
Freehold

"Spacious Three-Bedroom Mid-Terrace with Generous Living Space and Garden"

