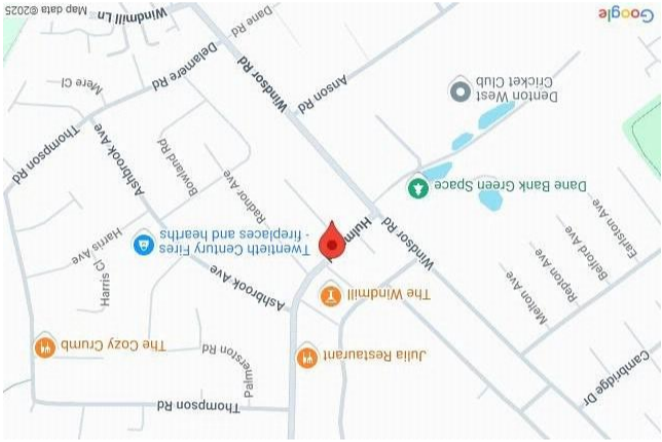
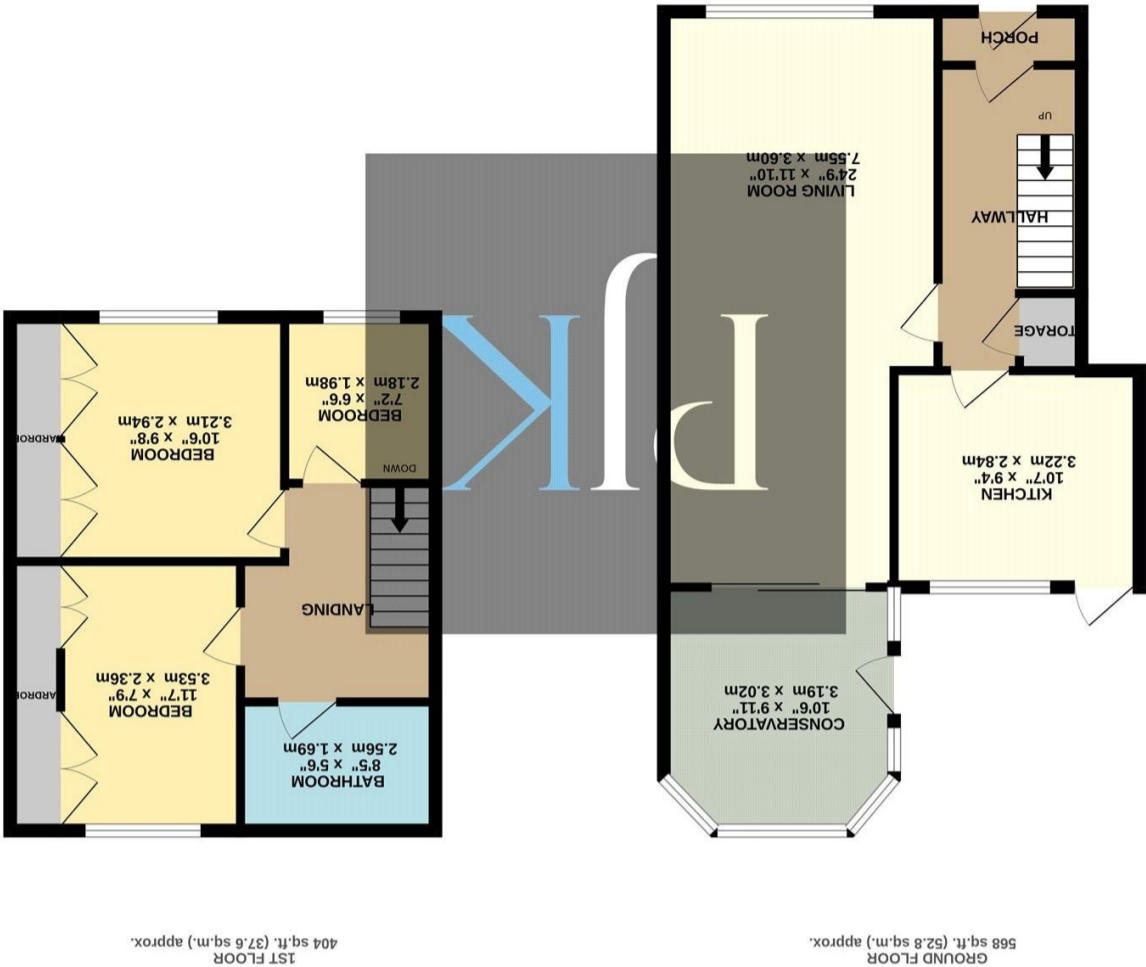


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

Made with Metropix 5/2025

TOTAL FLOOR AREA : 972 sq.ft. (90.3 sq.m.) approx.



**PJK**

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PHILIP JAMES  
KENNEDY

4 CHARNWOOD AVENUE  
DENTON, TAMESIDE, M34 2WY



# ASKING PRICE £275,000

Nestled within a quiet cul-de-sac in the sought-after area of Dane Bank, this deceptively spacious and well-maintained three-bedroom semi-detached property is offered to the market with no onward chain. Perfectly located within the catchment area for numerous reputable schools and close to a range of local amenities, this excellent home offers security, privacy, and convenience.

Upon entering, you are greeted by a welcoming entrance hallway that leads to the principal ground floor rooms. The extensive open-plan living and dining room is a real highlight, with the living area boasting a cosy feature fireplace and the dining space offering ample room for freestanding furniture—ideal for family dining and entertaining. From the dining area, access is provided to a bright conservatory, perfect for enjoying the warmer months. The kitchen is well-appointed with a range of matching wall and base units, quality work surfaces, and plenty of space for all essential appliances.

The first floor reveals three well-proportioned bedrooms—two comfortable doubles and a generous single. Both double bedrooms feature floor-to-ceiling built-in wardrobes, offering excellent storage solutions. These rooms are then serviced by a three-piece family bathroom.

Externally, the property benefits from a spacious double driveway providing ample off-road parking. To the rear, the west-facing garden features a stone-paved patio, ideal for outdoor dining, along with a neatly maintained lawn, creating the perfect space to relax or entertain family and friends.

972 gross sq ft  
Tax Band: C  
Freehold

## "A Well-Presented Three Bedroom Semi-Detached Home in Dane Bank"

