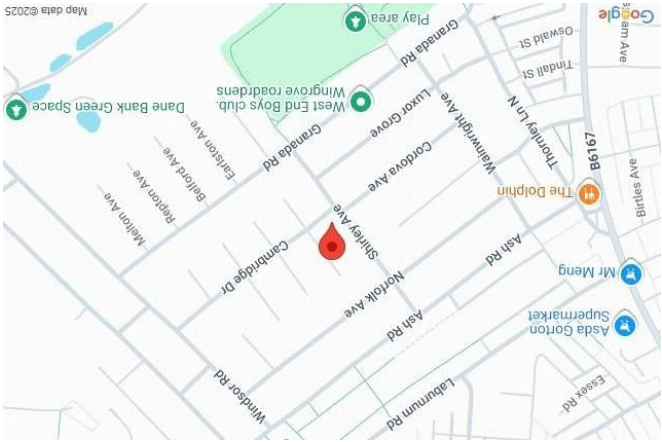
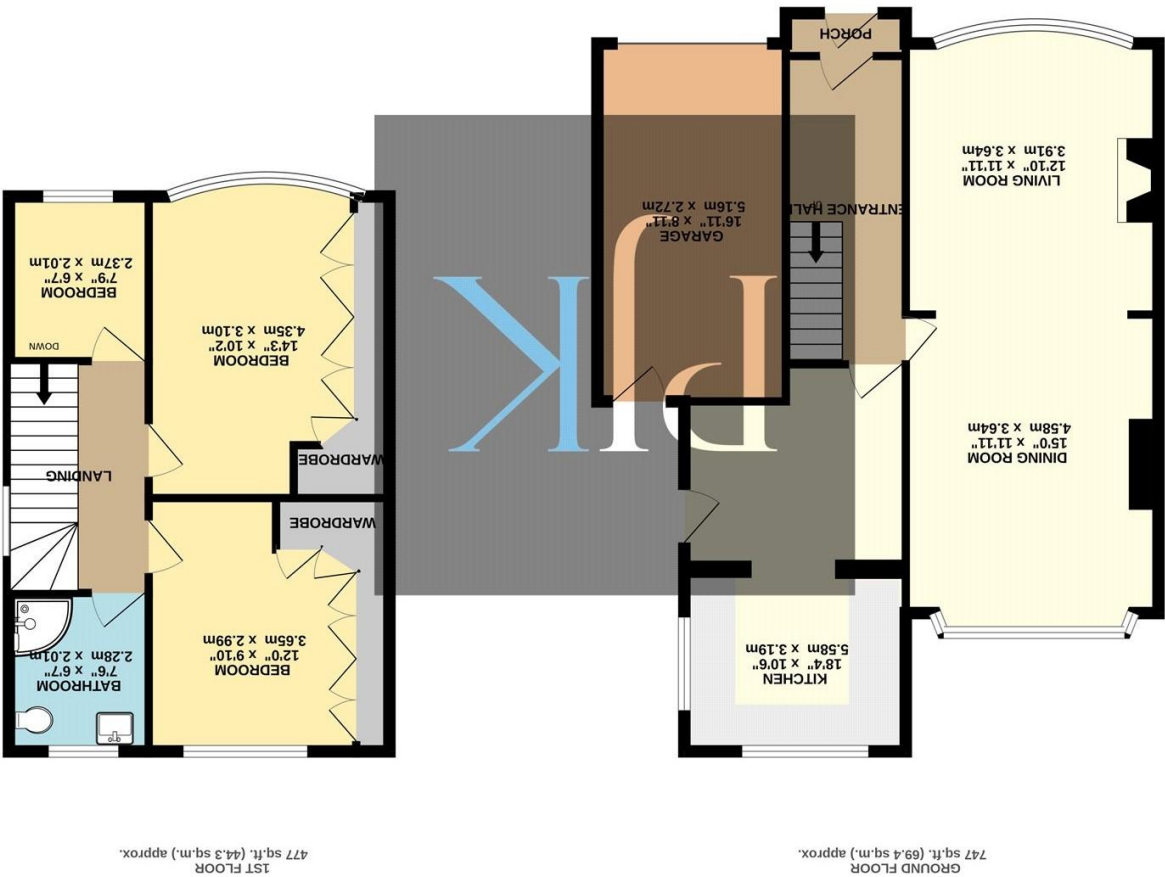


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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 : 1224 sq.ft. (113.7 sq.m.) approx.



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PJK



ASKING PRICE £305,000

This well-presented three-bedroom semi-detached family home offers an impressive 1,224 sq ft of versatile living space, making it the perfect choice for a growing family. Nestled in the ever-popular Dane Bank area, the property is ideally placed within the catchment area of highly regarded schools, while also benefiting from excellent local amenities and superb transport links.

The accommodation begins with a welcoming entrance hallway leading into a spacious dual-aspect open-plan living and dining room. The living area boasts a charming feature fireplace, while the dining space offers ample room for free-standing furniture. To the rear, the extended kitchen is fitted with a range of matching wall and base units, generous work surfaces, and provides a great space for family meal preparation.

Upstairs, the first floor reveals three well-presented bedrooms, including two spacious doubles and a larger-than-average single room—perfect as a bedroom or home office. The rooms are served by a modern family bathroom complete with walk-in shower, hand wash basin, and WC.

Externally, the property enjoys a neat front garden with gated access, a driveway, and an attached garage providing off-road parking. To the rear is a well-maintained lawn with attractive stocked borders, offering an inviting space for families to enjoy.

1224 gross sq ft
Tax Band: C
Freehold

"A Spacious and Well-Maintained Family Home in Sought-After Dane Bank"

