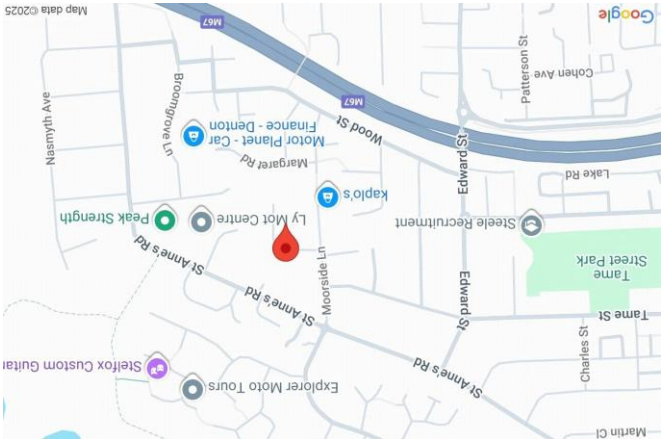


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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 : 1344 sq.ft. (124.9 sq.m.) approx.



**PJK**

218 Heaton Moor Road, Stockport, Greater Manchester, SK4 0161 431 5556 | [heatonmoor@philipjames.co.uk](mailto:heatonmoor@philipjames.co.uk) [www.philipjames.co.uk](https://www.philipjames.co.uk)

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PHILIP JAMES  
KENNEDY

12 BAYTREE AVENUE  
DENTON, TAMESIDE, M34 3FJ





# ASKING PRICE £420,000

A beautifully renovated four-bedroom detached family home occupying an excellent plot with an extensive driveway to the front and a stunning landscaped garden to the rear. Offering 1,344 sq ft of high-spec living space, this home has been thoughtfully remodelled throughout, with the open-plan kitchen/dining area providing the true heart of the property. Perfectly positioned close to Denton town centre, it enjoys easy access to a wealth of local amenities, highly regarded schools, and superb transport links.

The accommodation consists of a welcoming entrance hallway that houses the stairs to the first floor. To the front is a stylish living room, ideal for family relaxation. To the rear of the property is the stunning open-plan kitchen/dining room, boasting beautiful matching wall and base units, quality work surfaces, a breakfast island, and a full range of integrated appliances. The dining/reception space provides ample room for free-standing furniture and opens into the rear garden via bi-fold doors. Completing the ground floor is a convenient utility room, a downstairs WC, and access to the integrated garage which also offers excellent storage.

The first floor reveals four well-presented bedrooms, with the master bedroom benefitting from a stylish en-suite shower room. These rooms are then serviced by a modern three-piece family bathroom.

Externally, to the front is an extensive driveway providing off-road parking for multiple cars. To the rear is an impressive low-maintenance garden, featuring an artificial lawn and paved patio, ideal for entertaining during the summer months.

1344 gross sq ft  
Tax Band: D  
Freehold

*"A Stunning Four-Bedroom Detached Family Home on an Impressive Plot"*

