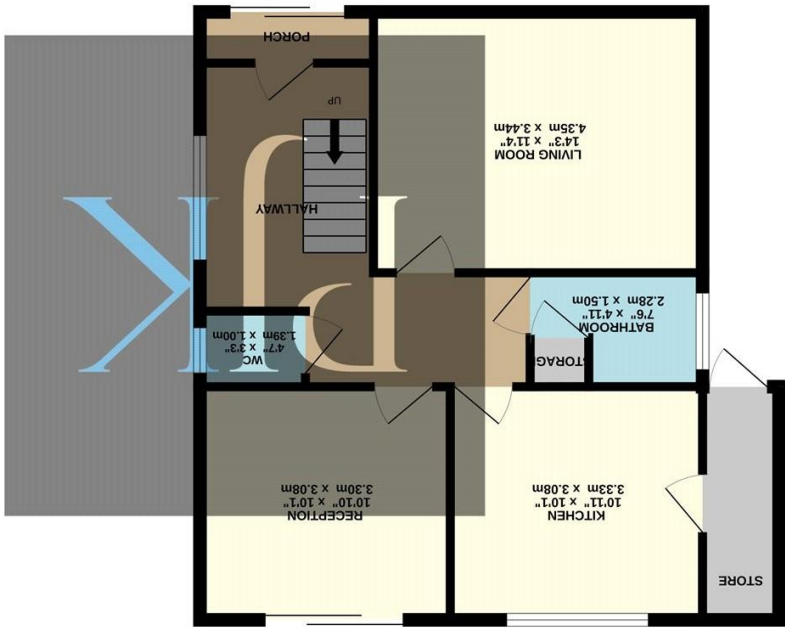


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

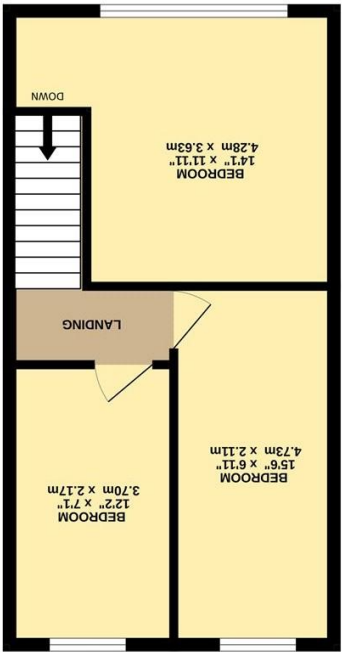
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or mis-statement. This plan is for illustrative purposes only and should be used as such by 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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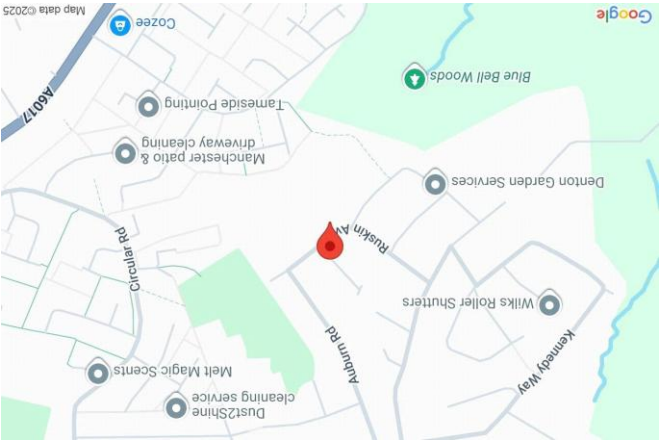
TOTAL FLOOR AREA : 993 sq.ft. (92.2 sq.m.) approx.



GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.5 sq.m.) approx.



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E	49 E	
55-68	D		
69-80	C		75 C
81-91	B		
92+	A		

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PHILIP JAMES
KENNEDY

18 RUSKIN AVENUE
DENTON, TAMESIDE, M34 2DZ



ASKING PRICE £375,000

An immaculately renovated and beautifully presented three bedroom detached family home, perfectly situated on one of Denton's most sought-after residential roads. Homes on Ruskin Avenue rarely come to market, making this an exceptional opportunity to acquire a stylish and modern home in a truly desirable location. Boasting a superb plot with an exceptionally large rear garden, this property offers both space and potential in abundance — ideal for family buyers seeking a forever home.

Finished to a superb standard throughout, this property is ready to move straight into and perfectly suited to modern family living. The bright and spacious interior features a sleek, contemporary kitchen with quality fittings and premium finishes, complemented by stylish flooring and tasteful décor. The home has also been fitted with air conditioning throughout, ensuring year-round comfort and convenience.

Upstairs reveals three generous bedrooms offering excellent space for a growing family. Each room is beautifully presented, continuing the home's fresh and modern aesthetic.

Externally, this property truly shines. To the front is a generous driveway providing off-road parking for at least three vehicles, while to the rear lies a magnificent, expansive garden — one of the largest in the area. This private outdoor space provides endless potential for entertaining, family activities, or future development. Planning permission has already been granted for a substantial extension, offering buyers the opportunity to further enhance the property to suit their needs.

Tucked away on a quiet residential road yet just a short distance from local amenities, highly regarded schools, parks, and superb transport links including the M60 motorway, this outstanding home offers a rare blend of style, space, and location — the perfect forever home in the heart of Denton.

993 gross sq ft
Tax Band: E
Freehold

"A beautifully renovated three bedroom detached home on one of Denton's most sought-after roads."

