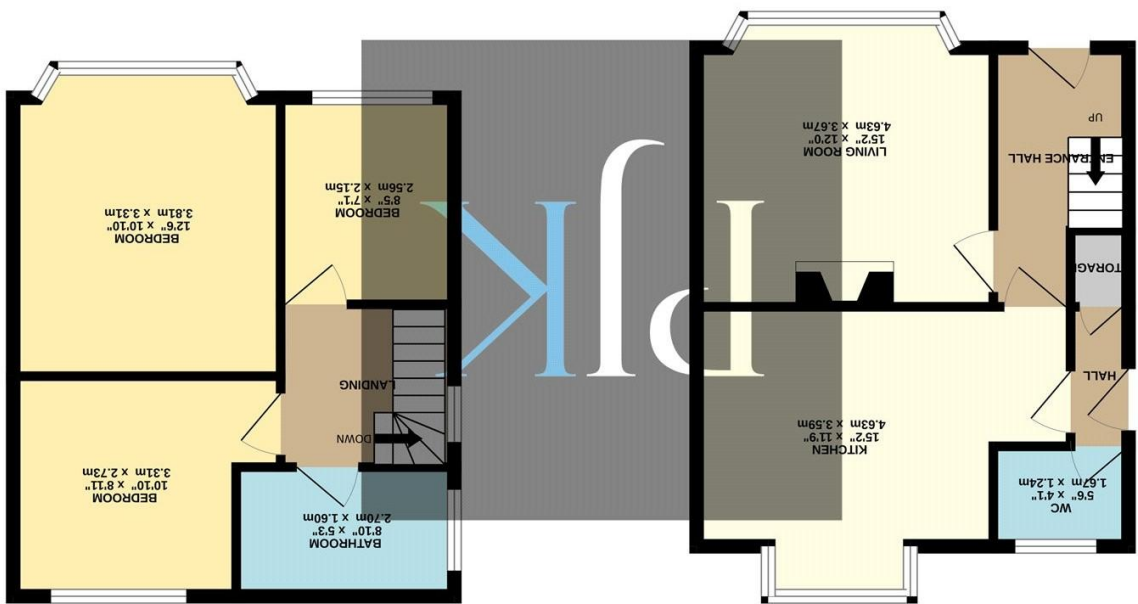


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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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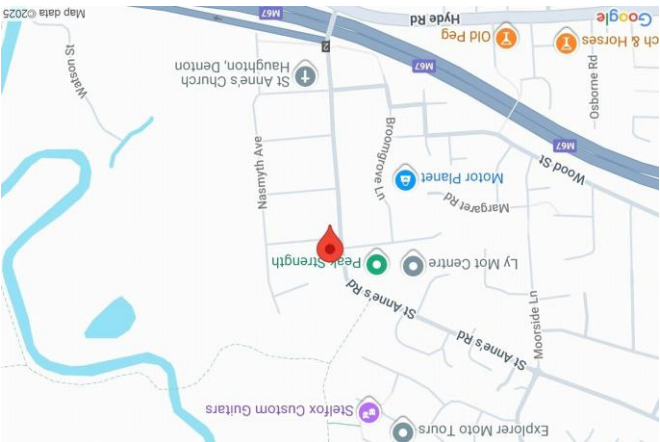
TOTAL FLOOR AREA : 743 sq.ft. (69.0 sq.m.) approx.



GROUND FLOOR (370 sq.ft. (34.4 sq.m.) approx.)

1ST FLOOR (372 sq.ft. (34.6 sq.m.) approx.)

Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	59 D	
69-80	C		
81-91	B		
92+	A		83 B



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PHILIP JAMES
KENNEDY

44 ST. ANNES ROAD
DENTON, TAMESIDE, M34 3FA



ASKING PRICE £280,000

A beautifully renovated three-bedroom semi-detached family home, thoughtfully modernised throughout and ready for its next owners to simply move in and enjoy. Positioned in a popular residential location close to schools, transport links and local amenities, this is an ideal purchase for first-time buyers, young families or anyone seeking a stylish, turn-key home.

The accommodation begins with a welcoming entrance hallway leading into a bright living room, enhanced by a tall bay window and an attractive feature fireplace. To the rear lies the impressive newly fitted kitchen, finished with sleek modern cabinetry, quality work surfaces and space for dining. Completing the ground floor is a convenient WC.

The first floor offers three well-presented bedrooms, including two generous doubles and a further single room suited to a nursery or home office. A contemporary three-piece bathroom serves the floor, featuring a bath with shower over, vanity sink and WC.

Externally, the property enjoys a tidy garden to the front and a beautifully landscaped rear garden, providing an ideal space for relaxing and entertaining.

743 gross sq ft
Tax Band: B
Freehold

*"A stylish and fully
renovated three bedroom
semi-detached home."*

