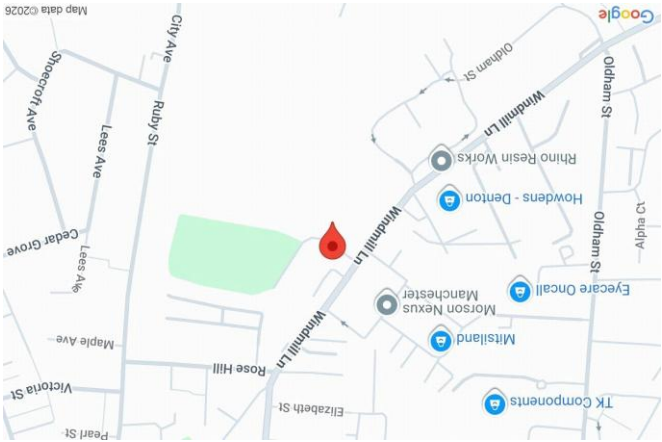
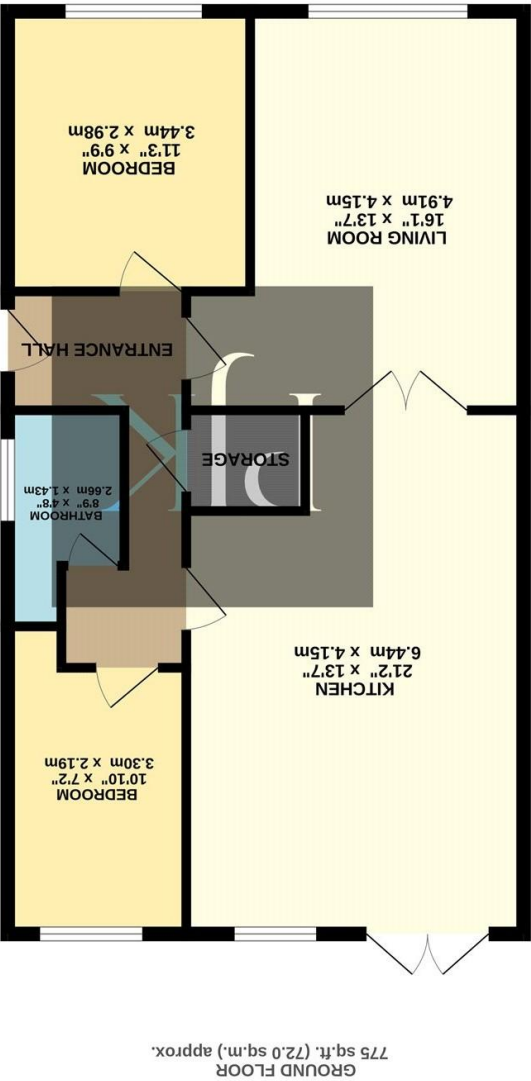


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any variation or mis-statement. This plan is for 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 : 775 sq.ft. (72.0 sqm.) approx.



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PHILIP JAMES
KENNEDY

35 FAIRVIEW ROAD
DENTON, TAMESIDE, M34 2EQ



ASKING PRICE £310,000

A well-presented two-bedroom semi-detached bungalow, extended to the rear and offering generous accommodation extending to approximately 775 sq ft. Offered to the market with no onward chain, this excellent property occupies an impressive plot with a generous rear garden, ample off-road parking and attractive views across neighbouring horse fields, making it an excellent opportunity for a range of buyers.

The accommodation begins with a welcoming entrance hallway providing access to all principal rooms and useful built-in storage. To the front is a well-proportioned living room, offering ample space for freestanding furniture and providing a comfortable main reception space.

A particular feature of the property is the impressive extended kitchen to the rear, measuring over 21 feet in length and providing an excellent amount of space for both cooking and dining. The kitchen is fitted with a range of matching wall and base units with ample work surfaces, while double doors provide direct access onto the rear garden, creating an excellent space for entertaining during the warmer months.

The property provides two well-proportioned bedrooms, including a generous double bedroom positioned to the front and a second bedroom overlooking the rear. Both rooms offer flexibility to suit the needs of prospective buyers and are serviced by a three-piece bathroom suite.

Externally, the property occupies an excellent plot. A generous driveway provides ample off-road parking, while to the rear is an impressive garden offering plenty of space for outdoor seating, entertaining and enjoying the summer months. The property also enjoys a particularly pleasant position overlooking neighbouring horse fields to the side.

Offered with no onward chain, this extended bungalow combines generous single-level accommodation with excellent outside space and a desirable setting, making an early viewing highly recommended.

775 gross sq ft
Tax Band: C
Leasehold
Ground Rent: £9

"An extended two-bedroom bungalow with an impressive garden, ample parking and no onward chain."

