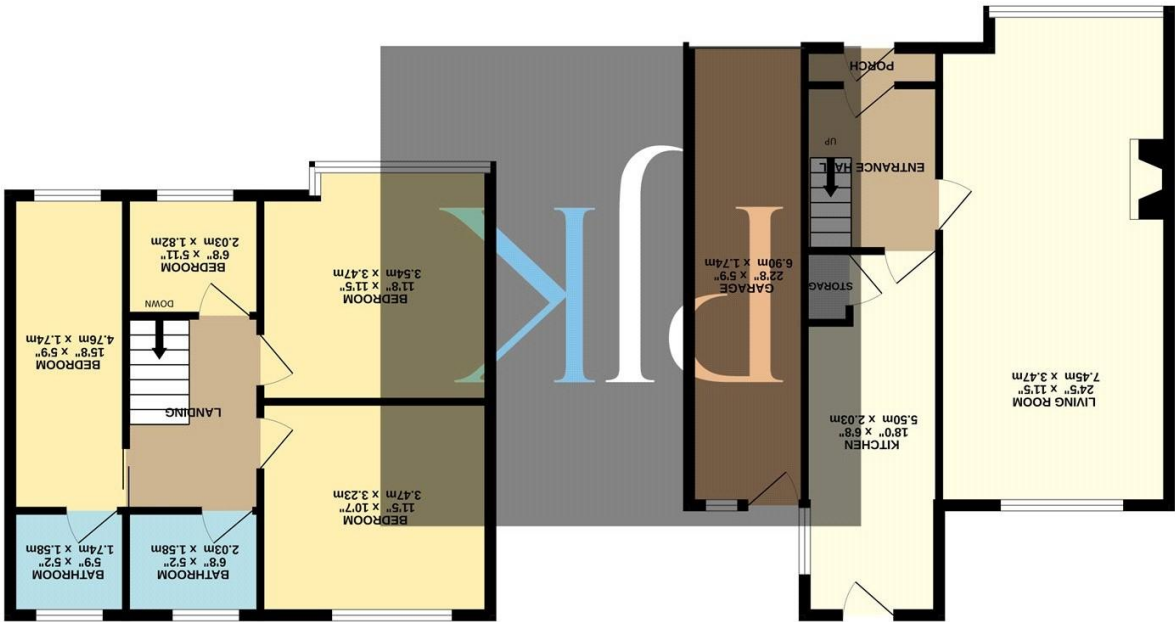


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

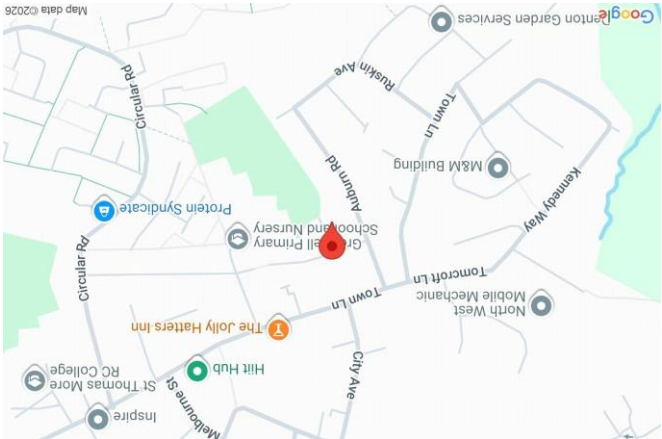
Made with Metropix 5/2025

TOTAL FLOOR AREA : 1090 sq.ft. (101.3 sq.m.) approx.



GROUND FLOOR (584.2 sq.m.) approx.

1ST FLOOR (477.0 sq.m.) approx.



PJK

218 Heaton Moor Road, Stockport, Greater Manchester, SK4
0161 431 5556 | heatonmoor@philipjames.co.uk
www.philipjames.co.uk



PHILIP JAMES
KENNEDY

5 ASHBOURNE ROAD
DENTON, TAMESIDE, M34 2ED



ASKING PRICE £300,000

A well-maintained four-bedroom semi-detached family home, thoughtfully extended to provide generous and versatile living accommodation extending to approximately 1,090 sq ft. Carefully cared for by the current owners, this impressive home benefits from a rear extension and an extension over the garage, creating an ideal layout for modern family living. Perfectly positioned close to local amenities, reputable schools and excellent transport links, the property offers an excellent balance of space, comfort and convenience.

The accommodation begins with a welcoming entrance hallway housing the staircase to the first floor. To the ground floor is a bright and spacious dual-aspect open-plan living and dining room, providing an excellent family space for both relaxing and entertaining. To the rear of the property is an extended galley-style kitchen, fitted with a range of matching wall and base units and offering ample space for freestanding appliances.

The first floor reveals four well-proportioned bedrooms, including three comfortable double rooms, one of which benefits from a private en-suite shower room, along with a good-sized single bedroom ideal for a child's room, nursery or home office. These rooms are served by a three-piece family bathroom comprising a bath with shower over, wash basin and WC.

Externally, the property benefits from a driveway to the front providing off-road parking and access to the integrated garage. To the rear is a well-presented garden with a neatly maintained lawn, offering an ideal outdoor space for families to enjoy during the warmer months.

1090 gross sq ft
Tax Band: C
Freehold

"A well-maintained and extended four-bedroom semi-detached family home offering generous living space."

