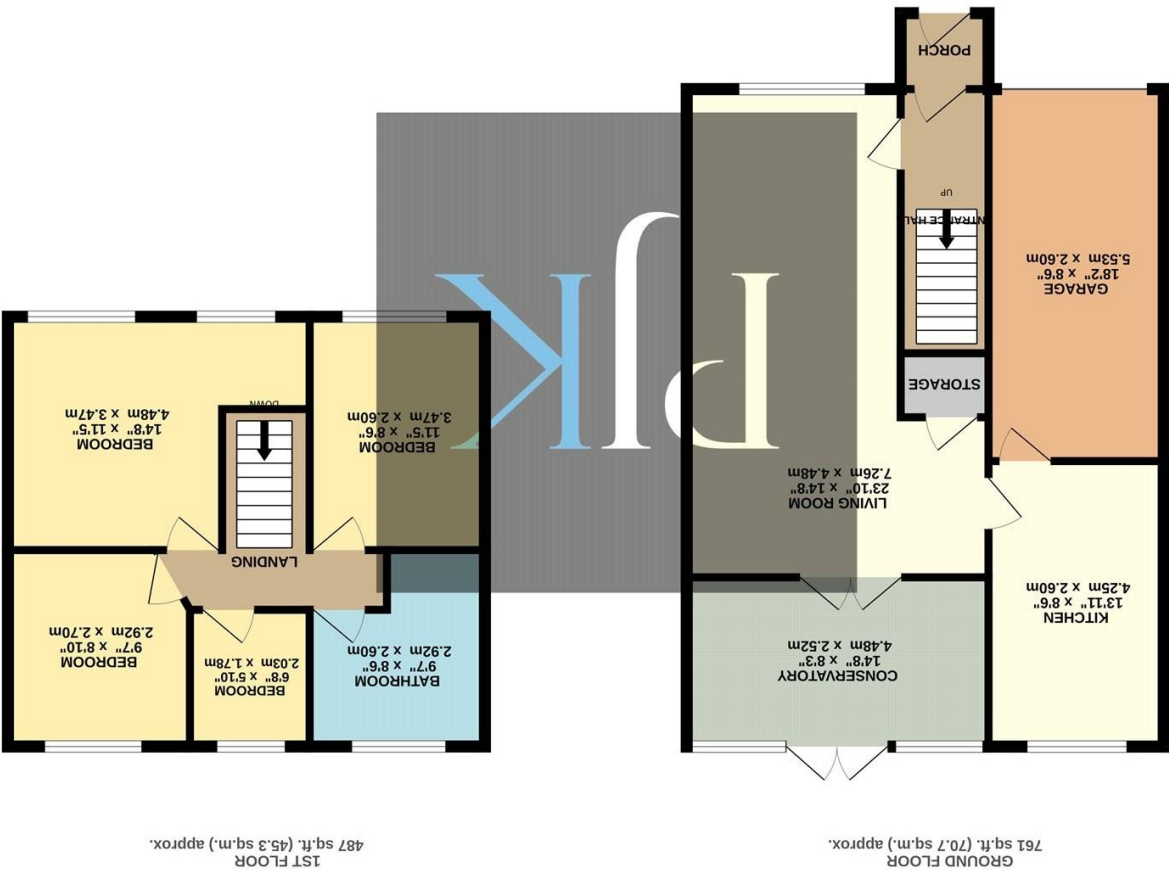


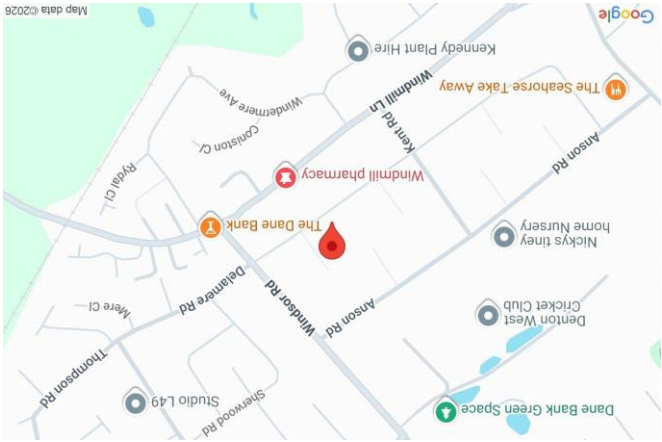
These particulars, whilst believed to be accurate and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		69 C	76 C



PHILIP JAMES
KENNEDY

16 DANE ROAD
DENTON, TAMESIDE, M34 2JA



ASKING PRICE £375,000

An impressive and extended four-bedroom semi-detached family home, occupying an attractive plot with generous rear gardens and a tidy driveway providing off-road parking. Extending to approximately 1,248 sq ft and offered to the market with no onward vendor chain, this excellent home presents an ideal opportunity for a growing family.

The accommodation begins with a welcoming entrance porch leading into a spacious entrance hallway, which houses the staircase to the first floor. To the front of the property is a large and inviting living room, centred around an attractive feature fireplace and offering a comfortable space for everyday living.

To the rear is a spacious galley-style kitchen fitted with matching wall and base units, quality work surfaces and ample space for freestanding white goods. Completing the ground floor is a substantial orangery, enhanced by an attractive skylight, which further extends the living accommodation and provides a bright and versatile space ideal for dining, entertaining or family use.

The first floor reveals four well-proportioned bedrooms, comprising three generous double rooms and a further single bedroom. These rooms are served by a four-piece family bathroom, offering excellent practicality for family living.

Externally, the property benefits from a driveway providing off-road parking and access to an integrated garage, offering secure parking or additional storage. To the rear is a good-sized garden with a tidy patio area, ideal for enjoying the summer months.

1248 gross sq ft
Tax Band: C
Freehold

"Extended four-bedroom family home with orangery, generous gardens and no onward chain."

