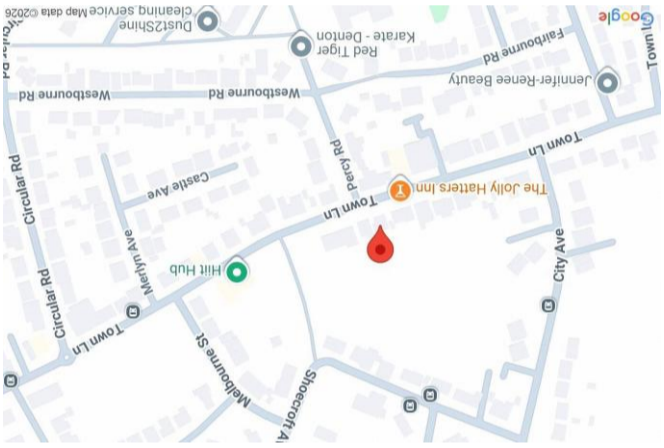


www.philipjames.co.uk
 0161 431 5556 | heatonmoor@philipjames.co.uk
 218 Heaton Moor Road, Stockport, Greater Manchester, SK4

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		
		61 D	
			81 B



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What 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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PHILIP JAMES
 KENNEDY

116 TOWN LANE
 DENTON, TAMESIDE, M34 2BS



ASKING PRICE £370,000

A deceptively spacious detached bungalow occupying a generous plot on the highly desirable Town Lane. Offering flexible accommodation throughout, this excellent home provides exciting potential for buyers to tailor and adapt the property to their own tastes, with further scope to extend subject to the relevant planning permissions.

The accommodation begins with a welcoming entrance hallway providing access to the principal rooms. There is a useful separate WC fitted with a low-level WC and hand wash basin. The kitchen is fitted with a range of matching wall and base units, alongside ample space for freestanding white goods including a washing machine, dishwasher, fridge freezer and cooker.

Following is a spacious open-plan living and dining area, creating an excellent space for entertaining and family living. To the front of the property is a versatile reception room currently utilised as the principal bedroom, offering flexibility to suit the needs of potential buyers. There are two further impressive double bedrooms, both benefitting from attractive bay windows overlooking the rear garden. These rooms are then serviced by a well-appointed family bathroom consisting of a bath with shower over, hand wash basin, WC and heated towel rail.

A particular feature of the property is the converted loft room, currently accessed via a pull-down ladder and benefitting from Velux windows, heating, power and carpeting, creating an ideal hobby room, office or additional occasional space.

Externally, the property occupies an impressive plot with a substantial rear garden that is mainly laid to lawn and complemented by multiple seating areas ideal for free-standing garden furniture and alfresco dining. The garden enjoys an excellent degree of privacy and is not overlooked to the rear, creating a peaceful outdoor setting.

1339 gross sq ft
Tax Band: D
Freehold

"Spacious detached bungalow with flexible accommodation and stunning private gardens."

