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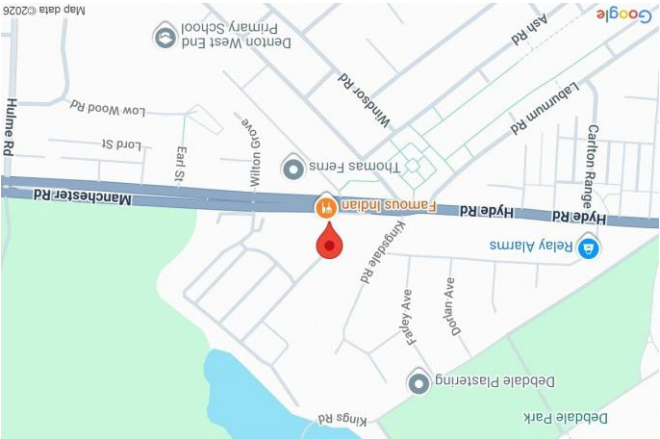
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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 Mapbox 5/2025



GROUND FLOOR 583 sq.ft. (54.2 sq.m.) approx.  
1ST FLOOR 412 sq.ft. (38.3 sq.m.) approx.

| 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             |         |           |
|       |               | 64 E    |           |
|       |               |         | 76 C      |



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## ASKING PRICE £265,000

A well-proportioned three-bedroom semi-detached family home occupying a generous plot on the popular Manchester Road in Denton. Offering approximately 996 sq ft of accommodation alongside an attached garage, ample off-road parking and an impressive rear garden, this excellent property provides plenty of scope for buyers to create a fantastic long-term family home.

The accommodation begins with a welcoming entrance porch opening into the hallway, which houses the stairs to the first floor and provides access to the principal ground-floor rooms. To the front is a spacious living room extending to over 16 feet in length, offering ample space for freestanding furniture and providing a comfortable main reception room.

To the rear is a separate dining room, providing an excellent space for family meals and entertaining while enjoying views across the rear garden. Completing the ground floor is a fitted kitchen with a range of wall and base units, work surfaces and space for appliances. The kitchen also provides convenient internal access into the attached garage, which offers excellent additional storage and further potential, subject to any necessary permissions.

The first floor reveals three well-proportioned bedrooms, comprising two generous double bedrooms and a good-sized single room which could equally be utilised as a nursery or home office. The bedrooms are serviced by a bathroom with a separate WC, providing a practical arrangement for family living.

The property benefits from a combination of gas central heating and electric radiators, with gas central heating serving the ground floor and electric radiators within the bedrooms.

Externally, the property occupies an impressive plot. To the front is a garden alongside a driveway providing off-road parking and access to the attached garage. To the rear is a particularly generous enclosed garden, predominantly laid to lawn and offering an excellent amount of outdoor space for families, entertaining and enjoying the summer months. A greenhouse provides an additional feature for keen gardeners.

996 gross sq ft  
Tax Band: C  
Freehold

*"A spacious three-bedroom family home with an impressive garden, garage and excellent potential"*

