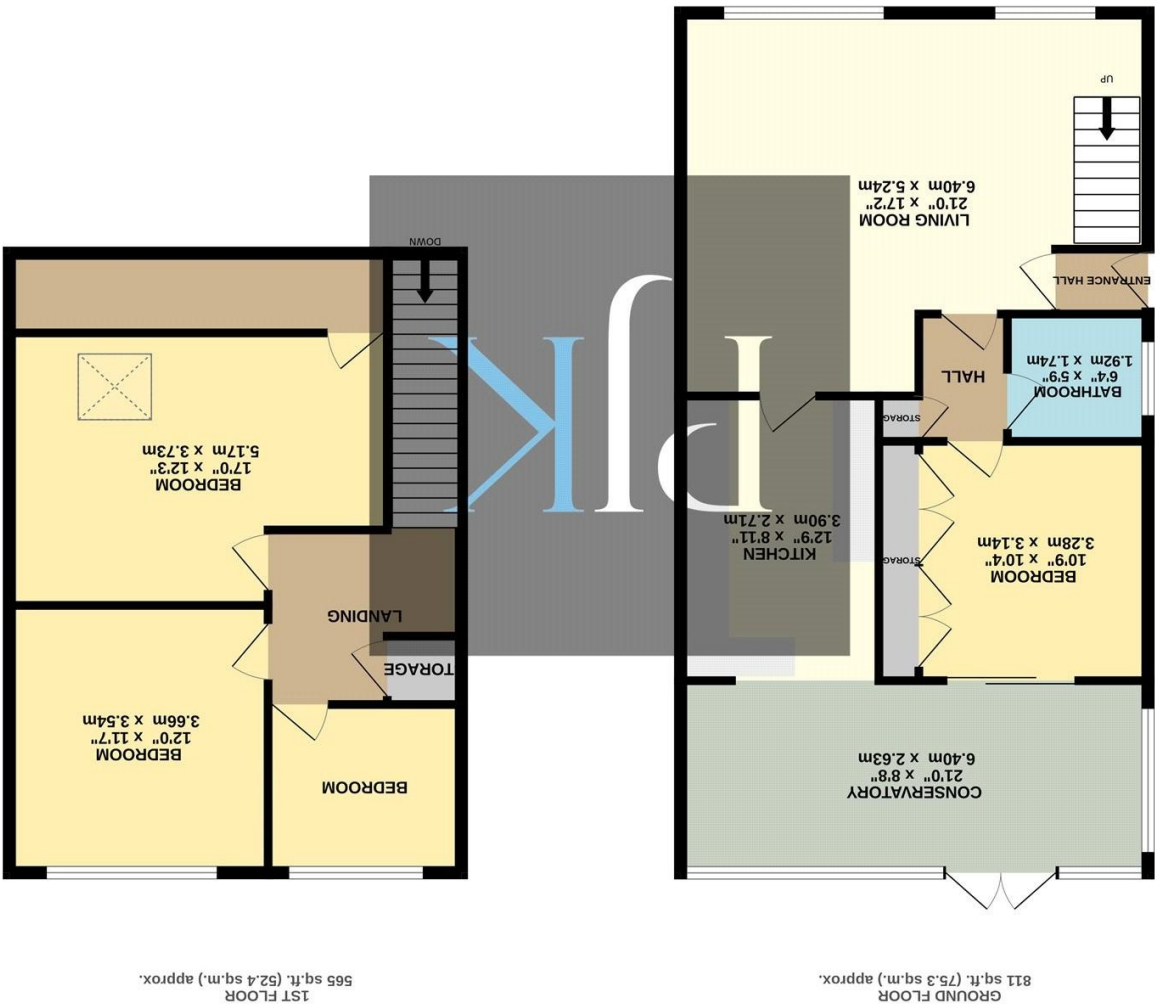


These particulars, whilst believed to be accurate and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment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

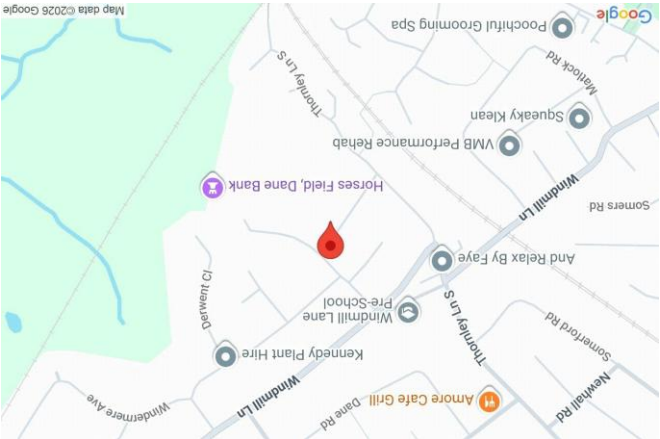
Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as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

TOTAL FLOOR AREA : 1375 sq.ft. (127.7 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             |         |           |
|       |               | 67 D    | 77 C      |



218 Heaton Moor Road, Stockport, Greater Manchester, SK4

0161 431 5556 | heatonmoor@philipjames.co.uk

www.philipjames.co.uk



PHILIP JAMES  
KENNEDY

5 HILL VIEW ROAD  
DENTON, TAMESIDE, M34 2FQ



# ASKING PRICE £365,000

A beautifully presented three-bedroom semi-detached bungalow/family home, offering generous and highly versatile accommodation arranged over two floors. Ideally positioned on a quiet and sought-after road in Dane Bank, the property occupies an impressive plot with ample off-road parking, attractive rear gardens and fantastic open views to the rear, making it an excellent opportunity for a range of buyers.

The accommodation begins with a welcoming entrance hallway leading into an impressive living room, providing a comfortable main reception space with ample room for freestanding furniture. Following is a modern fitted kitchen featuring a range of matching wall and base units, complementary work surfaces and space for appliances.

To the rear is a spacious sitting room/conservatory, creating an excellent additional reception space and benefitting from French doors opening directly onto the rear garden. An inner hallway provides access to a generous double bedroom, allowing for flexible ground-floor living, together with a convenient WC/utility room.

Stairs from the living room lead to the first floor, where two further double bedrooms can be found. One of the bedrooms enjoys particularly impressive views to the rear, while the other benefits from useful eaves storage. Completing the internal accommodation is a spacious four-piece family bathroom.

Externally, the property occupies an excellent plot. To the front are attractive lawned gardens alongside a substantial driveway extending down the side of the property and providing ample off-road parking. To the rear is a generous and private lawned garden with a raised decked seating area, ideal for outdoor furniture, entertaining and enjoying the impressive views.

Completing the outside space is a substantial summerhouse/outbuilding, providing useful storage to the front with a separate room to the rear currently utilised as a playroom/home office, offering excellent flexibility for those working from home.

1375 gross sq ft  
Tax Band: D  
Freehold

*"A versatile three-bedroom family home with fantastic views and impressive gardens."*

