



MY PROPERTY CLUB

**MY PROPERTY CLUB**  
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# 11 Edale Avenue

Denton, Manchester, M34 7NZ

**Asking price £185,000**

Located on Edale Avenue in the charming area of Denton, Manchester, this delightful end terrace house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you will be greeted by a bright and spacious reception room, with French doors leading to the enclosed garden. The room is filled with natural light, creating an inviting atmosphere that is perfect for both quiet evenings and lively gatherings.

The property has been lovingly maintained by its current owners, ensuring that it is in excellent condition and ready for you to move in without delay.

The house features a well-appointed bathroom, designed for both functionality and comfort. The low maintenance garden provides a lovely outdoor space, perfect for enjoying the fresh air or hosting summer barbecues with friends and family.

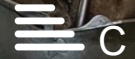
Additionally, the driveway parking offers the convenience of off-road parking.

Situated in a good location, this property benefits from easy access to local amenities, schools, and transport links, making it an ideal choice for those who value both tranquility and accessibility.

### Viewing

Please contact our My Property Club Office on 0161 850 9730 if you wish to arrange a viewing appointment for this property or require further information.

- IMMACULATELY PRESENTED
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- FREEHOLD
- DRIVEWAY PARKING
- MODERN FITTED KITCHEN AND BATHROOM
- SPACIOUS AND BRIGHT SPACE



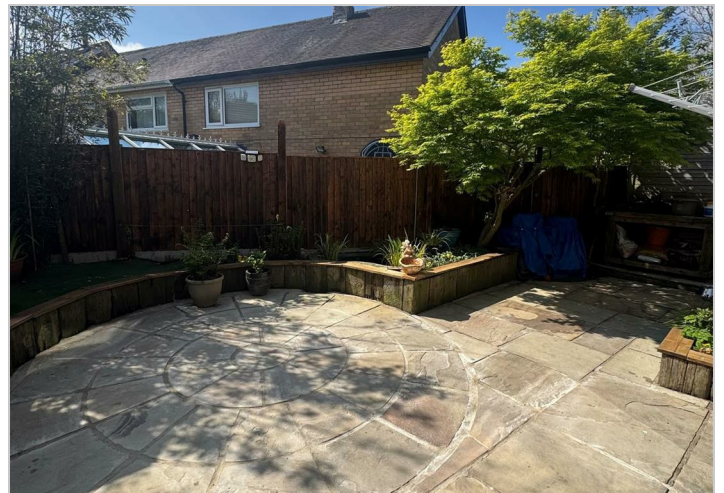
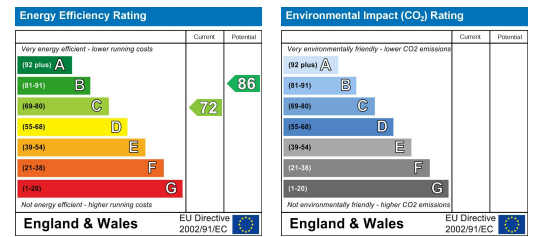
## Floor Plan



## Area Map



## Energy Efficiency Graph



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