



MY PROPERTY CLUB

 **MY PROPERTY CLUB**  
66 Hyde Road, Denton,  
Manchester M34 3AG

 0161 850 9730

 [mypropertyclub.co.uk](http://mypropertyclub.co.uk)



## 12 Laureate Way

Denton, Manchester, M34 7NH

**Price guide £425,000**

This property in the desirable Laureate Way, Denton is a stunning five-bedroom detached house and a true gem. Finished to an ultra-high standard, the property is situated in a sought-after residential area, just a stone's throw from the picturesque Tame Valley. Residents will appreciate the abundance of local amenities, including highly regarded primary and secondary schools, excellent transport links make it an ideal location for families and commuters alike.

Upon entering, you will be greeted by a spacious generous hallway and attractive lounge that sets the tone for the rest of the home. The heart of the property is undoubtedly the ultra-modern kitchen which seamlessly flows into the dining area and sunroom, creating a perfect space for entertaining friends or enjoying family meals. The open-plan design ensures that the home feels bright and airy, with natural light flooding in.

With all the bedrooms being well-proportioned, there is ample space for a growing family or those who desire extra room for guests or a home office. The property also boasts a stylish bathroom and additional en-suite ensuring convenience for all residents.

Offered to the market in move-in condition, this home is ready for you to make it your own. Whether you are a large family seeking a comfortable and contemporary living space or a buyer looking for a quality home in a prime location, this property is sure to impress. Don't miss the opportunity to view this exceptional home in Denton, where modern living meets convenience and community.

- STRIKING FIVE BEDROOM DETACHED FAMILY HOME
- FINISHED TO A HIGH STANDARD THROUGHOUT
- IDEAL FOR LARGE OR GROWING FAMILIES
- CLOSE TO THE TAME VALLEY AND HAUGHTON VALE
- READY TO MOVE IN CONDITION

### 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.



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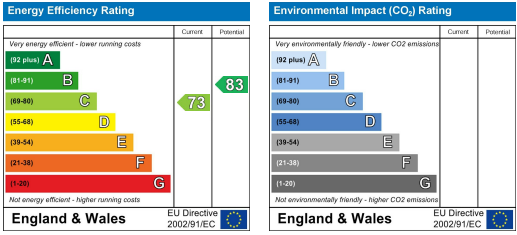
Floor Plan



Area Map



Energy Efficiency Graph



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