



MY PROPERTY CLUB

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## 31 Bentley Road Denton, Manchester, M34 3AZ

**Offers over £250,000**

On Bentley Road in the charming area of Denton, this delightful three-bedroom semi-detached house presents an excellent opportunity for first-time buyers and families alike looking for a property set within a generous plot, the property boasts a spacious garden, perfect for outdoor activities and relaxation, as well as ample parking for up to three vehicles.

The home is ideally located in a popular residential neighbourhood, ensuring that all local amenities are within easy reach. Families will appreciate the proximity to well-regarded schools, making the morning school run a breeze. Additionally, the property benefits from excellent transport links, providing convenient access to the wider Manchester area.

Inside, the house is presented in move-in condition, featuring a modern kitchen that is both functional and stylish, as well as a contemporary shower room. The spacious layout of the living areas allows for comfortable family living, while the three bedrooms offer plenty of space for rest and privacy.

This property combines modern comforts with the charm of a sizeable garden and a prime location. Whether you are looking to settle down or invest in a family home, this house on Bentley Road is sure to meet your needs and exceed your expectations. Don't miss the chance to make this wonderful property your new home.

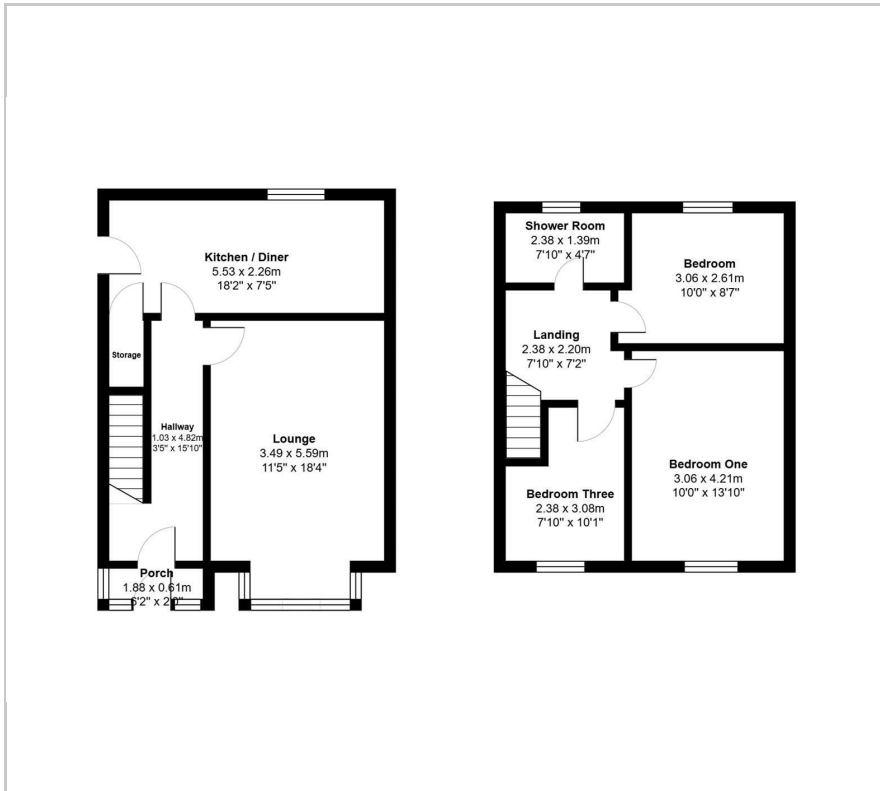
### Viewing

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.

- Three bedroom semi detached
- Popular residential area ideal for first time buyers and family buyers
- Close to a wide range of local amenities
- Excellent transport links
- Move in condition



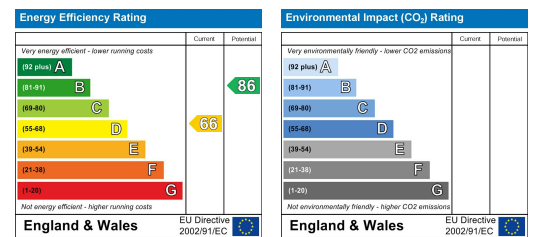
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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.

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