



## 34 Auburn Road

Denton, Manchester, M34 2EB

Price £250,000

### \*\*\*IMMACULATELY PRESENTED TWO BEDROOM SEMI DETACHED BUNGALOW\*\*\*

Nestled on the charming Auburn Road in Denton, Manchester, this delightful two-bedroom bungalow is a true gem. Immaculately presented and meticulously maintained by the current owners, this property offers a perfect blend of comfort and style making it move in ready for a new owner.

The bungalow is well presented throughout, boasting a modern decorative finish that creates a warm and inviting atmosphere. The spacious living areas are designed to maximise comfort and functionality, making it an ideal space for both relaxation and entertaining.

Situated in a sought-after location, this bungalow benefits from a peaceful neighbourhood while still being conveniently close to local amenities, schools, and transport links. The property also boasts the added advantage of driveway parking, ensuring that you will never have to worry about finding a space for your vehicle.

Do not miss the chance to make this lovely property your new home. Contact My Property Club to arrange a viewing on 0161 850 9730

### 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.

- TWO BEDROOM BUNGALOW
- SOUGHT AFTER LOCATION
- IMMACULATELY PRESENTED THROUGHOUT
- POPULAR RESIDENTIAL LOCATION
- LOG BURNER
- DRIVEWAY PARKING
- MOVE-IN READY
- AWAITING EPC TO BE UPDATED



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	



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