



MY PROPERTY CLUB

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

 0161 850 9730

 mypropertyclub.co.uk



1 Yew Tree Road

Denton, Manchester, M34 6JS

Guide price £250,000

Situated on the desirable Yew Tree Road in Denton, offers this charming end-terrace house presents an excellent opportunity for family living. Spanning an impressive 936 square feet, the property boasts four -five well-proportioned bedrooms, making it ideal for families of various sizes. The versatile layout allows for flexible bedroom configurations, ensuring that the needs of any family can be comfortably met.

Upon entering, you will find a welcoming entrance hallway that allows access to bright and airy reception room that leads to an office/bedroom space. The ground floor also affords the new buyers a w.c, and an ultra modern kitchen with a seating area which is both stylish and functional. The property is well presented throughout, with tasteful décor that enhances its appeal. Additionally, there are two bathrooms, providing convenience for busy family life.

The location is particularly advantageous, situated close to highly regarded schools, excellent transport links, and a wide array of local amenities. This makes it not only a practical choice for daily living but also a wonderful community in which to raise a family.

With its spacious design and prime location, this property on Yew Tree Road is a fantastic opportunity for those seeking a family home in a vibrant area of Manchester. Do not miss the chance to make this delightful house your new home.

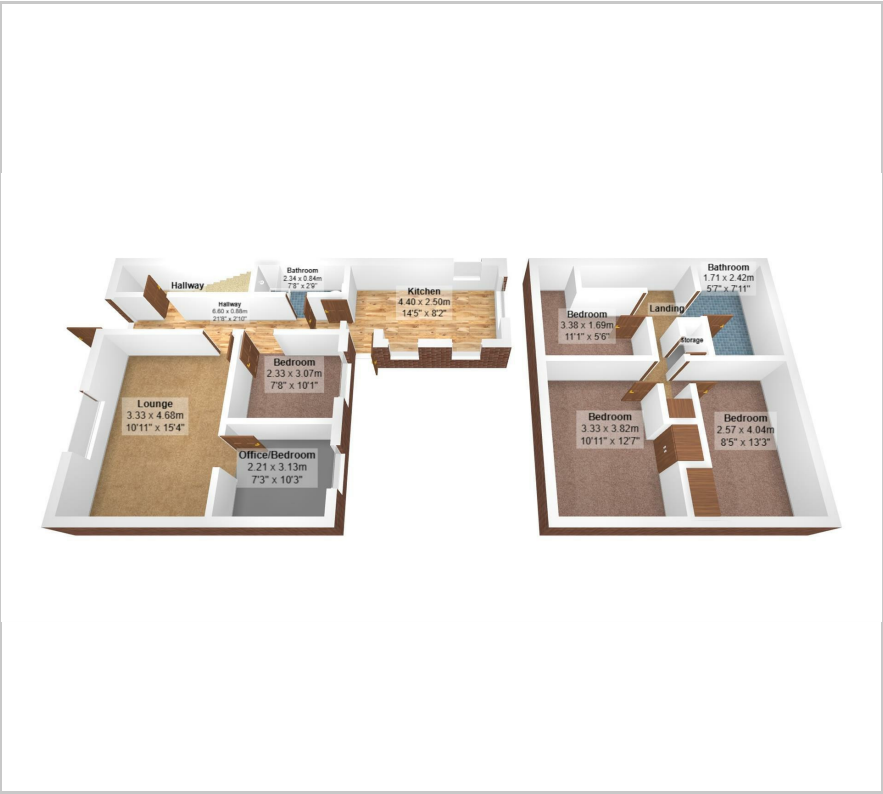
- Four / Five bedrooms
- Set in a popular residential area with easy access to all local amenities
- Highly regarded local primary and secondary schools
- Move in condition ideal for a first time buyer
- Off road parking to the rear aspect
- Landscaped grounds

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.



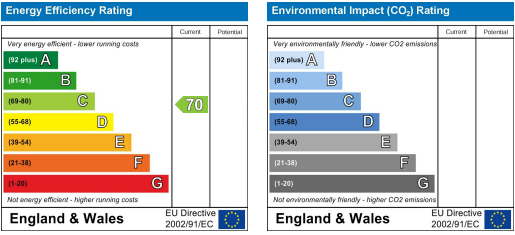
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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