



MY PROPERTY CLUB

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 mypropertyclub.co.uk



40 Dane Road, Manchester, M34 2HU

Asking price **£295,000**



A substantial extended four bedroom semi-detached family home located in the ever popular area of Dane Bank. Much improved by the current owners, the property ticks every box for a growing family.

Downstairs the property comprises of; lounge leading to a second reception room, currently used as a play room with access to the large lawned rear garden through French doors. A useful downstairs WC has been added and a part garage conversion is now home to the modern kitchen/diner. The front of the garage still remains providing extra storage.

Upstairs there are three double bedrooms and a fourth smaller single which would be perfect for a nursery or home office. Completing the upstairs is a large family bathroom.

Externally there is off road parking for two vehicles on the newly laid resin driveway and to the rear a large private rear garden.

- DANE BANK LOCATION
- OPEN PLAN LIVING
- LARGE GARDEN TO REAR
- DOWNSTAIRS WC
- NEWLY RENOVATED
- FOUR BEDROOMS
- OFF ROAD PARKING
- READY TO MOVE IN TO
- GARAGE



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