MY PROPERTY CLUB

MY PROPERTY CLUB
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18 Heristone Avenue

Denton, Manchester, M34 2AT

Asking price £250,000

Heristone Avenue in the charming area of Denton, Manchester, this delightful end terrace house presents an exceptional opportunity for both first-time buyers and those looking to invest. Spanning approximately 700 square feet, the property boasts two spacious reception rooms and two well-proportioned bedrooms, making it an ideal home for small families or couples.

This residence has been lovingly maintained by its current owners, who have recently updated the kitchen and bathroom to a modern standard. The interior is in move-in condition, allowing new owners to settle in comfortably while having the freedom to personalise the décor to their own taste.

One of the standout features of this property is its generous plot size of 0.12 acres, which offers ample outdoor space and the potential for development. Previously, planning permission was granted for a two-storey side extension and a conservatory, providing an exciting opportunity for those looking to expand their living space (Reference - 04/01565/FUL). Additionally, the grounds accommodate parking for multiple vehicles, a rare find in urban settings.

The location is superb, with a wealth of local amenities at your doorstep. Residents will benefit from nearby shops, a supermarket, and highly regarded schools, including St Thomas More RC College, St Mary's RC Primary School, and Russell Scott Primary School, all within a short distance.

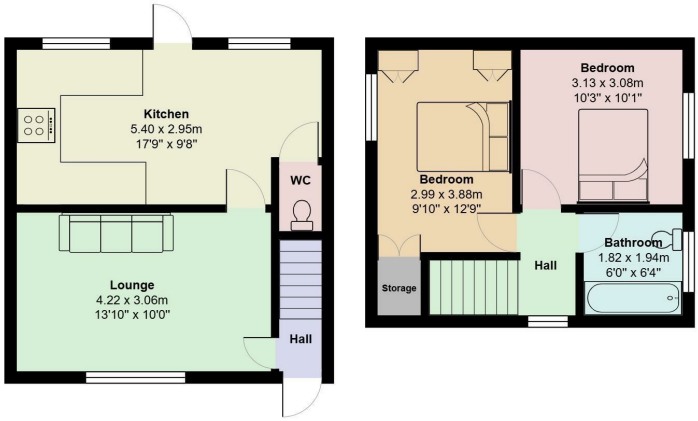
To truly appreciate the potential and charm of this property, both internal and external viewings are highly recommended. This is an excellent purchase opportunity that should not be missed.

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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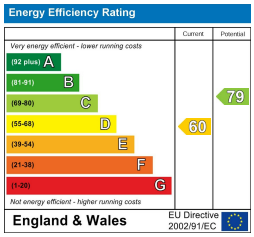
Floor Plan

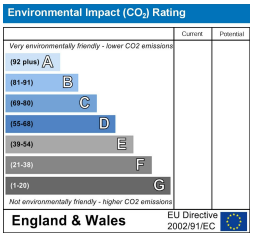


Area Map



Energy Efficiency Graph













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