



MY PROPERTY CLUB

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66 Hyde Road, Denton,
Manchester M34 3AG

0161 850 9730

mypropertyclub.co.uk



25 Bentley Road Denton, Manchester, M34 3AZ

Asking price £220,000

BRAND NEW TO THE MARKET, My Property Club are pleased to introduce this lovely FOUR bedroom semi-detached property situated in a desirable location due to the convenient located local amenities including Crown point North Shopping Park, public transport routes and motorway network.

This four bedroom semi detached in brief comprises: Entrance hallway, lounge, dining area, kitchen, utility space, garage with workshop w.c, first floor landing, master bedroom, second bedroom, third bedroom, forth bedroom and a shower room with separate w.c. Externally the property offers garden to the rear with a brick built shed/workshop and off road parking to the front.

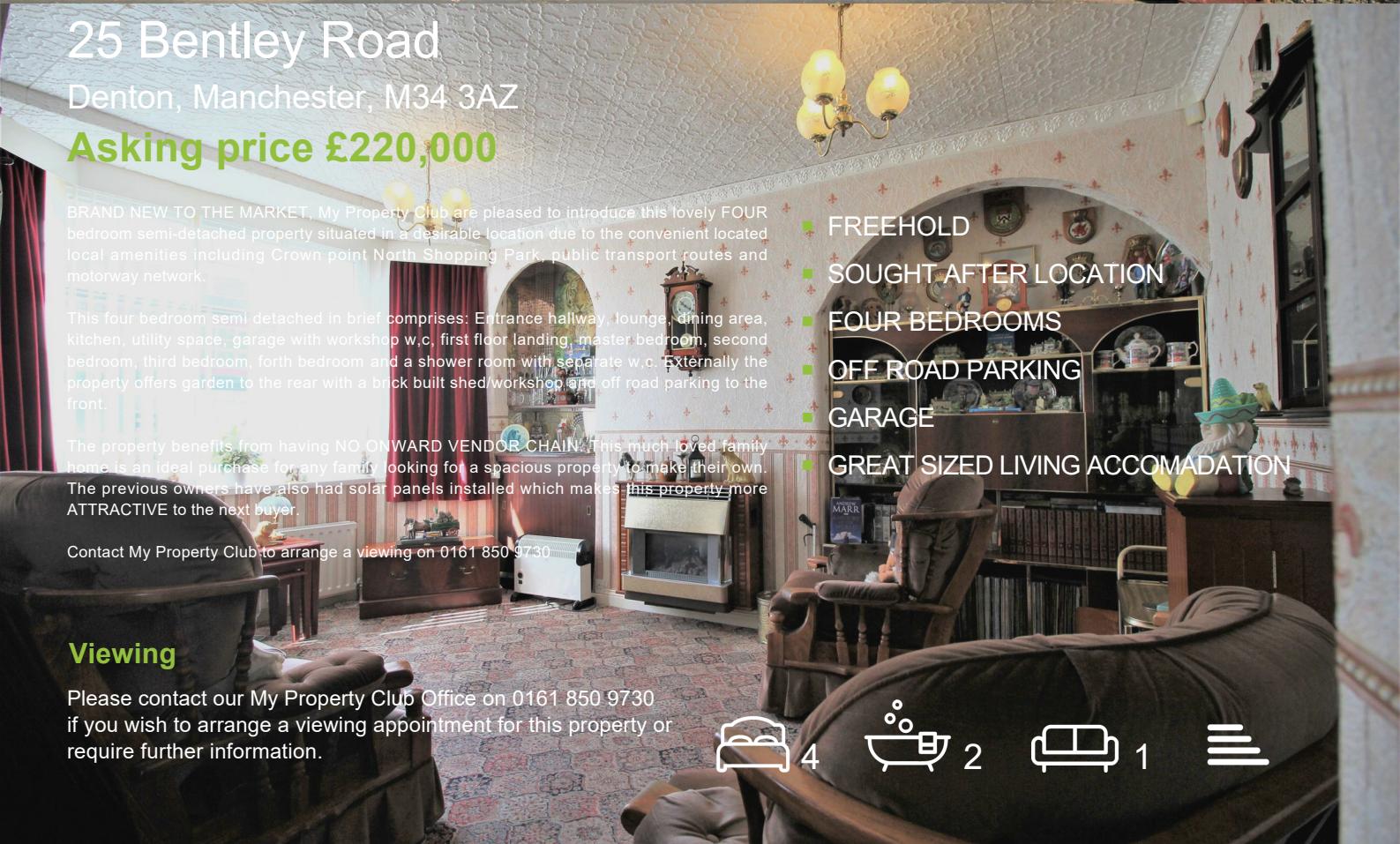
The property benefits from having NO ONWARD VENDOR CHAIN. This much loved family home is an ideal purchase for any family looking for a spacious property to make their own. The previous owners have also had solar panels installed which makes this property more ATTRACTIVE to the next buyer.

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.

- FREEHOLD
- SOUGHT AFTER LOCATION
- FOUR BEDROOMS
- OFF ROAD PARKING
- GARAGE
- GREAT SIZED LIVING ACCOMADATION



4



2



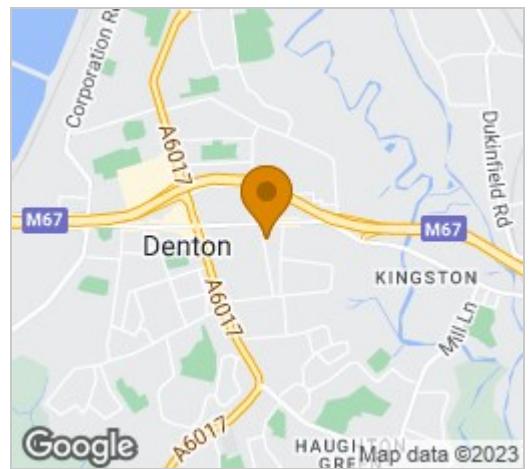
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Floor Plan

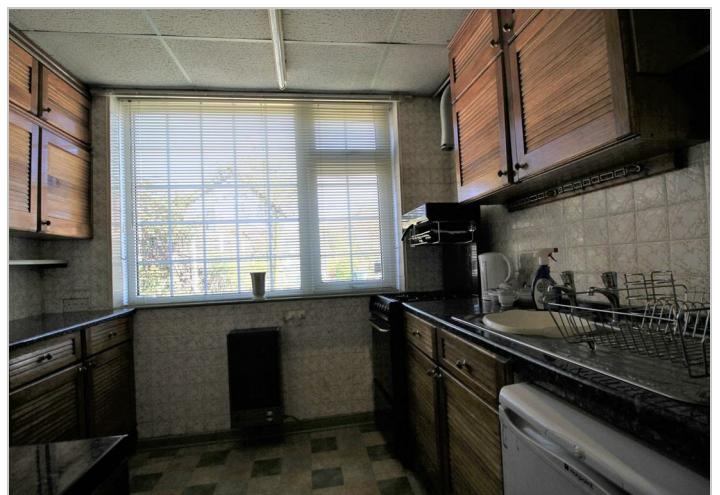


Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) 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 ₂ emissions	
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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.