



MY PROPERTY CLUB

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

 0161 850 9730

 mypropertyclub.co.uk



26 Cedar Grove

Denton, Manchester, M34 2BD

Offers in the region of £300,000

Situated in the desirable Cedar Grove area of Denton, Manchester, this semi-detached house presents an exceptional opportunity for families seeking ample space and comfort. Boasting five generously sized bedrooms, this residence is perfect for a sizable or growing family.

The property is set on a substantial plot of approximately 0.10 of an acre, providing plenty of outdoor space for children to play or for hosting gatherings or further extension work subject to planning.

Upon entering, you will find a welcoming hallway that leads to a reception room that offers a warm and inviting atmosphere, ideal for family gatherings or entertaining guests. The layout of the home is designed to maximise space and functionality, ensuring that every member of the family can enjoy their own area.

The location is particularly advantageous, as it is situated within a popular residential neighbourhood that is close to a variety of local amenities. Families will appreciate the proximity to highly regarded schools, making the morning school run a breeze. Additionally, local shops and excellent transport links are just a stone's throw away, providing convenience for daily errands and commutes.

With parking available for multiple vehicles, this property caters to the needs of modern family life. Internal viewing is highly recommended to truly appreciate the spacious dimensions and the potential this home has to offer. This is a rare opportunity to secure a family residence in a sought-after area, and it is not to be missed.

- Spacious family home
- Large gardens of approximately 0.10 of an acre
- Off road parking for four cars
- Close to local amenities
- Excellent local schools
- Ideal property for a growing or sizeable family

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

Energy Efficiency Rating

Rating	Energy Efficiency Description
A	Very energy efficient - lower running costs
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Rating	Environmental Impact Description
A	Very environmentally friendly - lower CO ₂ emissions
B	(81-91)
C	(69-80)
D	(55-68)
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F	(21-38)
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Not environmentally friendly - higher CO₂ emissions

England & Wales

EU Directive 2002/91/EC

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