



MY PROPERTY CLUB

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

 0161 850 9730

 [mypropertyclub.co.uk](http://mypropertyclub.co.uk)



## 40 Pearl Street

Denton, Manchester, M34 3GZ

**Guide price £170,000**

Situated at the end of a cul-de-sac on Pearl Street in Denton, Manchester, this charming mid-terraced house presents an great opportunity for those seeking a modern and inviting home, that boasts a fresh and contemporary aesthetic and is sure to appeal to a wide range of buyers.

The house features two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The two well-proportioned bedrooms provide a serene retreat, ensuring comfort and relaxation. The thoughtfully designed layout maximises space, making it ideal for both families and professionals alike.

The property is conveniently located near a variety of local amenities, including shops, cafes, and parks, catering to all your daily needs. Additionally, the area is served by excellent transport links, making commuting to Manchester city centre and beyond a breeze. Families will also appreciate the proximity to highly regarded schools, ensuring quality education options for children.

This delightful home combines modern living with a peaceful setting, making it a perfect choice for anyone looking to settle in a vibrant community. Don't miss the chance to make this lovely property your own.

- TWO BEDROOMS
- POPULAR RESIDENTIAL AREA
- CLOSE TO ALL LOCAL AMENITIES
- EXCELLENT LOCAL SCHOOLS
- IDEAL FOR A FIRST TIME BUYER
- GREAT INVESTMENT

### Viewing

Please contact our My Property Club (Lettings) Office on 0161 850 9730

if you wish to arrange a viewing appointment for this property or require further information

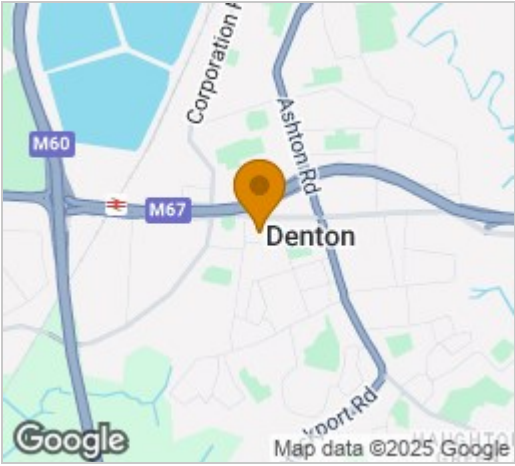




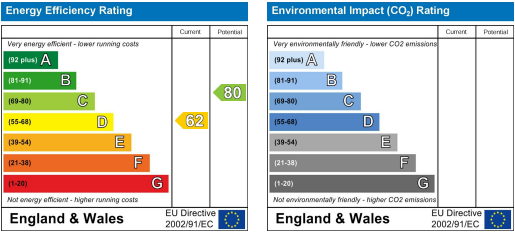
Floor Plan



Area Map



Energy Efficiency Graph



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