



# 30 Wakeling Road

Denton, Manchester, M34 6ES

**Guide price £370,000**

Welcome to this impressive three-bedroom semi-detached house located on the highly sought-after Wakeling Road in Denton, Manchester. This substantial family home is perfect for those seeking both style and space, making it an ideal choice for families looking to settle in a vibrant community.

As you enter the property, you will be greeted by well-presented décor that flows throughout, showcasing a modern finish complemented by unique design elements. The first floor features a climate control and air conditioning system, ensuring comfort in all seasons. Each of the three bedrooms is generously sized, providing ample space for relaxation and personalisation.

Externally, the property boasts a fantastic plot with a spacious rear garden, perfect for outdoor activities and entertaining. The patio area offers a lovely spot for al fresco dining or simply enjoying the fresh air. Additionally, there is ample off-road parking, a valuable asset in this desirable area.

Wakeling Road is conveniently located, providing easy access to a range of local amenities. Families will appreciate the proximity to well-regarded schools, local shops, and excellent transport links, making commuting and daily errands a breeze. The nearby Tame Valley offers beautiful natural surroundings for those who enjoy outdoor pursuits.

In summary, this delightful semi-detached house on Wakeling Road presents a wonderful opportunity for families seeking a stylish and spacious home in a prime location. With its modern features and excellent amenities nearby, this property is not to be missed. Contact My Property Club for further details.

## 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.

- SPACIOUS THREE BEDROOM SEMI DETACHED
- HIGHLY SOUGHT AFTER AREA
- GREAT TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS



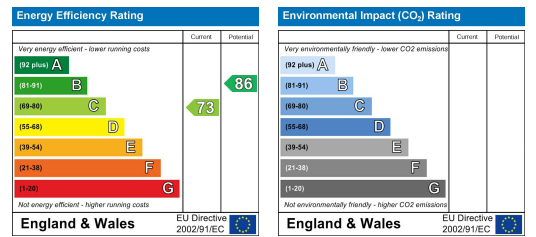
## Floor Plan



## Area Map



## Energy Efficiency Graph



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