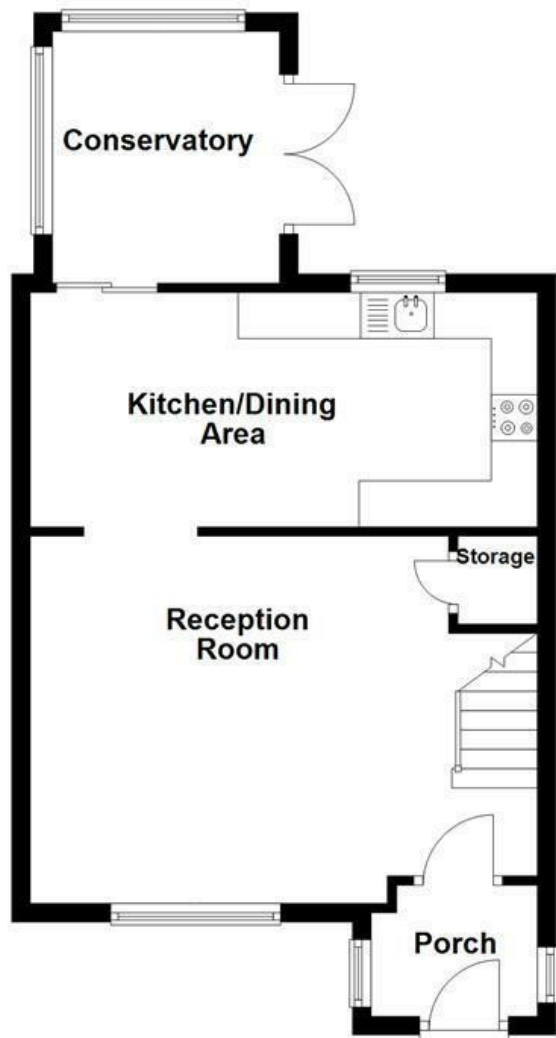
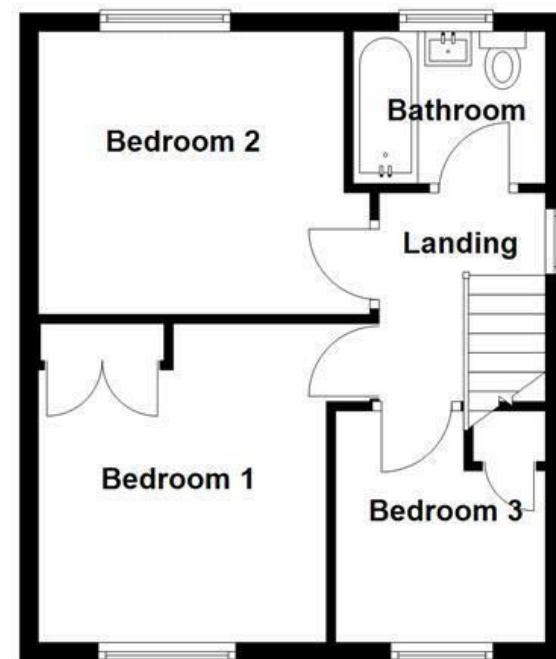



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.



Wood Hey Grove, Manchester, M34 6LN

£1,300

AN IDYLLIC FAMILY HOME

Nestled in the tranquil cul-de-sac of Wood Hey Grove, Denton, Manchester, this exceptional semi-detached family home is now available for rent. This property has been meticulously presented and updated to the highest standard, making it an ideal choice for families seeking comfort and style.

Boasting three well-proportioned bedrooms, this home offers ample space for family living. The open plan kitchen and living area is designed for modern living, featuring contemporary fixtures and fittings that enhance the overall aesthetic. The neutral decoration throughout creates a warm and inviting atmosphere, allowing you to easily personalise the space to your taste.

An added bonus is the delightful conservatory, which provides a perfect spot for relaxation or entertaining guests, while the generously sized gardens offer a wonderful outdoor space for children to play or for hosting summer barbecues. The property also includes a detached garage and off-road parking, ensuring convenience and security for your vehicles.

This home is truly not to be missed, situated in one of the most desirable locations in Denton. With its combination of modern amenities, spacious living areas, and a peaceful setting, it presents an excellent opportunity for those looking to settle in a family-friendly environment. We invite you to view this remarkable property and discover all it has to offer.

For further information or to arrange a viewing please contact our Lettings team at your earliest convenience.

Wood Hey Grove, Manchester, M34 6LN

£1,300

 3  1  1  D

- Easy Access To Major Network Links
 - Off Road Parking With Drive And Access To A Detached Garage
 - Spacious Conservatory
- Council Tax Band C
 - Three Well Proportioned Bedrooms
 - Viewing Essential
- EPC Rating D
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Ideal Family Home

Ground Floor

Entrance

Composite double glazed frosted leaded door to porch.

Porch

5'11 x 4'7 (1.80m x 1.40m)

UPVC double glazed frosted window and UPVC double glazed frosted door to reception room.

Reception Room

18' x 13'1 (5.49m x 3.99m)

UPVC double glazed window, central heating radiator, coving, smoke alarm, television point, under stairs storage and open access to kitchen/dining area.

Kitchen/Dining Area

18' x 8'4 (5.49m x 2.54m)

UPVC double glazed window, central heating radiator, range of panel wall and base units, wood effect surface and splash back, composite sink and drainer with mixer tap, integrated electric oven, four ring electric hob and extractor hood, space for fridge freezer, integrated dishwasher and washing machine, coving, spotlights, smoke alarm, pendant lighting, wood effect laminate flooring and UPVC double glazed sliding door to conservatory.

Conservatory

8'11 x 8'1 (2.72m x 2.46m)

UPVC double glazed window, electric heater, ceiling fan, polycarbonate roof, wood effect laminate flooring and UPVC double glazed French doors to rear.

First Floor

Landing

7'7 x 5'11 (2.31m x 1.80m)

UPVC double glazed frosted window, loft access, spotlights, smoke alarm, doors to three bedrooms and bathroom.

Bedroom One

11'9 x 11'4 (3.58m x 3.45m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Two

11'9 x 10'5 (3.58m x 3.18m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8'4 x 7'5 (2.54m x 2.26m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bathroom

6'10 x 5'5 (2.08m x 1.65m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with waterfall mixer tap, panel bath with waterfall mixer tap, overhead direct feed rainfall shower and rinse head, tiled elevation, spotlights and tiled effect lino flooring.

External

Rear

Enclosed laid to lawn garden with bedding areas, paving and access to detach garage.

Front

Laid to lawn garden with slate chippings, bedding areas and off road parking.



Tel: 01616960085

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