home estate agents

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Weston Drive, Manchester, M34 6FE

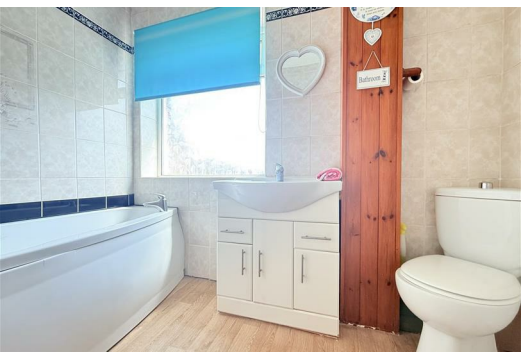
Offers in the region of £255,000

Offered for sale with no vendor chain, this well presented three bedroom semi-detached property is situated on a pleasant cul-de-sac in a popular residential area of Denton. Ideally located within walking distance of local shops, amenities, reputable schools and excellent transport links, the property is also just a short drive from the M60 motorway network, making it an excellent choice for families and commuters alike.

The accommodation is well planned and generously proportioned throughout, comprising an entrance hall, a bright and welcoming lounge, and a spacious kitchen/diner to the ground floor, creating an ideal setting for modern family living. The kitchen/diner benefits from French doors opening onto the rear garden, allowing plenty of natural light to flow through the space and providing easy access for outdoor dining and entertaining. To the first floor are three well proportioned bedrooms, all served by a stylish four-piece family bathroom featuring both a bath and separate shower enclosure.

Externally, the property enjoys a well maintained lawned garden to the front with attractive planted borders, enhancing its kerb appeal, together with a spacious driveway providing ample off-road parking for multiple vehicles. The enclosed rear garden offers an excellent space for families, children and pets, comprising a paved patio area ideal for outdoor seating and entertaining, a lawned garden and a detached garage providing useful storage.

Combining a desirable location, generous accommodation and excellent outdoor space, this property represents a fantastic opportunity for first-time buyers, growing families and those looking to downsize alike.







GROUND FLOOR

Entrance Hall
6'7" x 5'7" (2.00m x 1.70m)
Door to front, double glazed window to front, radiator, stairs leading to first floor, door leading to:

Lounge
13'2" x 14'4" (4.01m x 4.38m)
Double glazed bow window to front, radiator, door leading to:

Kitchen/Diner
8'8" x 17'7" (2.63m x 5.36m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in eye level double oven, built-in hob with extractor hood over, three double glazed windows to rear, door to storage cupboard, double glazed French doors opening to rear garden.

FIRST FLOOR

Landing
Double glazed window to side, doors leading to:

Bedroom 1
11'9" x 11'3" (3.58m x 3.43m)
Double glazed window to front, radiator.

Bedroom 2
9'6" x 10'10" (2.90m x 3.30m)
Double glazed window to rear, radiator.

Bedroom 3
7'9" x 6'1" (2.36m x 1.85m)
Double glazed window to front, radiator.

Bathroom
5'8" x 8'9" (1.73m x 2.66m)
Four piece suite comprising, panelled bath, vanity wash hand basin, shower enclosure and low-level WC, tiled walls, double glazed window to rear, radiator.

OUTSIDE
Lawned garden to the front with planted borders and driveway providing ample off road parking for multiple vehicles. Enclosed garden to the rear with paved patio and lawn area and a detached garage.

Garage
12'4" x 8'6" (3.76m x 2.59m)
Up and over door to the front, window to side.

DISCLAIMER
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Total area: approx. 78.5 sq. metres (844.9 sq. feet)







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