home estate agents

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Linden Road, Manchester, M34 6EF

Offers over £270,000

*** SELLING NO CHAIN ***

Nestled on the charming Linden Road in Denton, Manchester, this delightful semi-detached house presents an excellent opportunity for families seeking a comfortable and spacious home. Boasting three well-proportioned bedrooms, this property is designed to cater to the needs of modern family living. The inviting reception room offers a warm and welcoming space, perfect for relaxation or entertaining guests.

One of the standout features of this home is the beautiful large back garden, providing a serene outdoor retreat for children to play and for family gatherings during the warmer months. The garden is a blank canvas, ready for your personal touch, whether you envision a vibrant flower bed or a tranquil seating area.

Convenience is at your doorstep, as this property is situated in close proximity to a variety of excellent amenities, ensuring that all your daily needs are easily met. Families will appreciate the availability of A* schools in the area, making this location particularly desirable for those with children.

Additionally, the property offers ample parking for up to three vehicles, a rare find that adds to the overall appeal. This fantastic family home combines comfort, convenience, and a lovely outdoor space, making it an ideal choice for those looking to settle in a welcoming community. Do not miss the chance to make this charming house your new home.

GROUND FLOOR

Entrance Hall
3'7 x 5'9 (1.09m x 1.75m)
Main Entrance leading into the property, staircase leading up stairs

Living Room
13'3" x 14'2" (4.04m x 4.32m)
Window to front. open plan leading into the dining room / kitchen

Kitchen/Diner
10'3" x 17'3" (3.13m x 5.27m)
Window to rear, Top & base kitchen cupboards, Neff ceramic cooker top, extractor fan, sink

Conservatory
15'8 x 10'8 (4.78m x 3.25m)
currently used as a green house.

FIRST FLOOR

Landing
Window to side.

Bedroom 1
12'2" x 9'9" (3.70m x 2.96m)
Window to front,

Bedroom 2
9'5" x 11'0" (2.87m x 3.35m)
Window to rear,

Bedroom 3
8'5" x 7'3" (2.57m x 2.21m)
Window to front,

Bathroom
5'8 x 6'0 (1.73m x 1.83m)
Bath with over head shower, toilet & sink basin

Garage
31'7 x 9'9 (9.63m x 2.97m)
Window to side, two windows to rear, Up and over door, door.

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. 115.1 sq. metres (1238.7 sq. feet)

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