



## Moorfield Avenue, Denton, M34 7TF

**Offers over £320,000**

Home Estate Agents are pleased to present this stunning 2 bedroom detached bungalow to the market. If you have been searching for that perfect property, that you could most certainly call your forever home, then please book a viewing asap.

You would not believe the beauty of the secret garden that awaits behind this extra spacious property.

This beautiful Bungalow is situated on Moorfield Avenue in Denton.

On arrival at the property you are greeted with a 1926 detached bungalow located on a very large plot, double driveway and 2 garages.

The magnificent garden wraps around the whole of the house and includes 3 patio areas, a fruit garden & also a herb and veg patch. If you are a keen gardener and you love a shed then the 2 garages will be right up your street.

There is ample space for storage and so much more.

On entering the property there is a small vestibule leading to another front door. Entering then into a long sweeping hallway with 5 doors, each leading to a room.

The first two rooms on the left side & the right side both lead into bedrooms. Inside you will find both have feature windows & modern fitted bedroom furniture.

The 2nd door on the left will take you into the living room which is light and airy and leads direct into the spacious conservatory leading outside on to the decked patio area. The 4th door will lead you into a 4 piece bathroom & the 5th door a kitchen / breakfast room area which also leads outside on to another patio area.

The property has so much to give. But we have saved the best till last. Wait until you walk into and around the back garden and pottered about in the 2 garages.

You really won't want to leave.

This Home Sweet Home could be yours and it's literally ready for you just to place your furniture



## GROUND FLOOR

### Entrance Vestibule

Door.

### Entrance Hall

Door to:

### Bedroom 1

12'9" x 11'1" (3.89m x 3.38m)

Bay window to front, door to: Fully fitted bedroom furniture

### Bedroom 2

11'6" x 11'1" (3.51m x 3.38m)

Window to side, window to front, door to: Fully fitted bedroom furniture

### Living Room

13'4" x 11'1" (4.06m x 3.38m)

Door to:

### Conservatory

Two windows to rear, two windows to side, two double doors, door to:

### Bathroom

Door to:

### Kitchen

12'9" x 7'3" (3.89m x 2.22m)

Window to side, door to:

### Breakfast Room

6'1" x 12'1" (1.85m x 3.68m)

Two windows to rear, open plan, door to:

## OUTSIDE FRONT

### Garage 1

18'2" x 8'1" (5.54m x 2.46m)

The property features two garages providing ample storage space or secure parking. Both have practical concrete floors and are accessed via front garage doors, with one garage appearing wider than the other.

### Garage 2

18'5" x 9'1" (5.61m x 2.77m)

Garage 2 offers a slightly larger space than Garage 1, with concrete flooring and shelving along one wall, ideal for storage or use as a workshop area.

## OUTSIDE BACK GARDEN

### Rear Garden

The rear garden is thoughtfully designed with a raised decking area accessed from the conservatory, perfect for outdoor dining

or relaxing. Beyond the decking, there is a spacious paved patio and a well-maintained garden with mature shrubs, plants, and a central circular seating area, offering a private and tranquil outdoor space.

## Courtyard

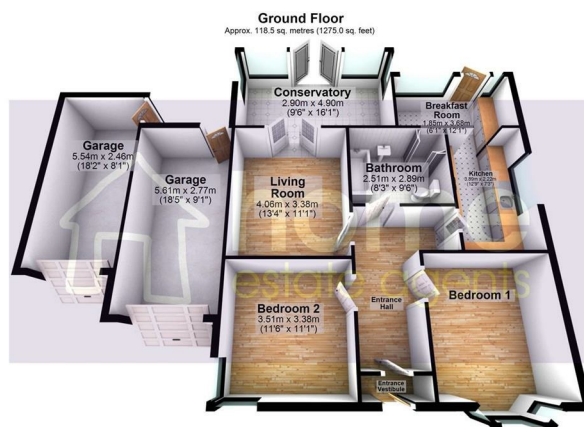
An enclosed courtyard area adjoins the rear garden and garage, featuring a smooth resin finish and a covered walkway with mature climbing plants. This secluded space is ideal for storage or a quiet sitting area away from the main garden.

## 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. 118.5 sq. metres (1275.0 sq. feet)

