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Linden Road, Manchester, M34 6EF

Offers in the region of £275,000

Nestled on the charming Linden Road in Denton, Manchester, this delightful mid-terrace house, built in the 1950s, offers a perfect blend of classic charm and modern convenience. With three generously sized bedrooms, this property is ideal for families or those seeking extra space. The two well-appointed bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household.

The heart of the home is undoubtedly the contemporary kitchen diner, which has been tastefully updated within the last five years. This inviting space is perfect for both casual family meals and entertaining guests, providing a warm and welcoming atmosphere.

One of the standout features of this property is the expansive south-facing garden, which is a true haven for outdoor enthusiasts. The garden offers ample space for children to play, for gardening enthusiasts to cultivate their plants, or simply for enjoying sunny afternoons. Additionally, the presence of an annex or summer house provides versatile options, whether for a home office, a creative studio, or a peaceful retreat.

Parking is a breeze with a driveway that accommodates two vehicles, ensuring convenience for residents and visitors alike.

This property on Linden Road is not just a house; it is a home that promises comfort, space, and a wonderful lifestyle in a friendly community. With its excellent features and prime location, it is a must-see for anyone looking to settle in Denton.







GROUND FLOOR

Hall
Entrance Hallway with stairs and 2 doors leading into Living room & kitchen / diner

Living Room
17'11" x 10'7" (5.45m x 3.22m)
Bay window to front double glazed. Patio doors at the back leading into the back garden. Gas fire & wooden flooring

Kitchen/Diner
17'11" x 6'7" (5.45m x 2.00m)
Window to the front double glazed , patio doors to the back leading into garden. Kitchen made up of base / top units in blue / white. Electric oven , 5 ring ceramic top. Washing machine. Stunning brick feature wall with dining area



Total area: approx. 107.0 sq. metres (1151.2 sq. feet)

FIRST FLOOR

Landing
Window to rear, stairs.

Bedroom 1
12'0" x 10'9" (3.65m x 3.28m)
Window to front, radiator, door to:

Bedroom 2
6'7" x 10'7" (2.00m x 3.23m)
Window to front, radiator, door to:

Bedroom 3
8'0" x 7'2" (2.43m x 2.18m)
Window to rear, door to:

Bathroom
Two windows to rear double glazed. 3 piece suite with free standing shower , hand basin & toilet

OUTSIDE
Huge summer house / annexe , Large shed which has electric and water as was used for a dog grooming business. Huge south facing garden





