



## Heaton Street, Manchester, M34 3RY

**Offers over £160,000**

Nestled in the heart of Denton, Manchester, this charming mid-terrace house on Heaton Street presents an excellent opportunity for first-time buyers. With its prime location, residents will benefit from convenient motorway links, making commuting a breeze.

The property boasts a well-proportioned reception room that flows seamlessly into an open-plan living and kitchen area, creating a warm and inviting space perfect for both relaxation and entertaining. The two bedrooms are generously sized, providing ample room for rest and personalisation. The bathroom is functional and well-appointed, catering to the needs of modern living.

One of the standout features of this home is the good-sized terrace. Additionally, there is significant potential to expand into the attic, offering the possibility to create extra living space or additional bedrooms, subject to the necessary planning permissions.

This delightful property is not only a fantastic starter home but also a canvas for those looking to make their mark. With its combination of comfort, space, and potential, this house is sure to attract interest. Don't miss the chance to make this lovely home your own.





## GROUND FLOOR

### Lounge

12'8" x 13'3" (3.86m x 4.04m)

Window to front, open plan, door to:

### Kitchen/Dining Room

11'9" x 10'4" (3.57m x 3.16m)

Window to rear, door to:

## FIRST FLOOR

### Landing

### Bedroom 1

12'8" x 13'3" (3.86m x 4.04m)

Window to front, door to:

### Bedroom 2

11'9" x 6'1" (3.57m x 1.86m)

Window to rear, door to:

### Bathroom

Window to rear, door to:

