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Granada Road, Manchester, M34 2JZ

Offers over £299,950

This three-bedroom semi-detached home is located on a highly sought-after road in the ever-popular Dane Bank area of Denton. Offering a fantastic opportunity for families and professionals alike, the property is ideally positioned close to a selection of reputable primary and secondary schools, a variety of local shops and amenities, and excellent transport connections. The M60 motorway is just moments away, providing easy access to surrounding areas, while the nearby Dane Bank Green Space offers a peaceful retreat for walks, outdoor activities, or simply enjoying nature.

Upon entering the property, you are welcomed by an entrance vestibule that leads into a bright and airy hallway. The ground floor accommodation features a spacious lounge perfect for relaxing, a separate dining room ideal for family meals or entertaining guests, and a light-filled conservatory that overlooks the rear garden, adding versatile living space. The kitchen is well-equipped with ample storage and worktop space, making it both functional and practical for everyday use.

Upstairs, the first floor boasts three generously sized bedrooms, each offering comfortable living space and plenty of natural light. The family bathroom is well-appointed, serving all bedrooms with ease.

Externally, the home continues to impress with a block-paved driveway to the front, offering off-road parking and access to a garage. To the rear, the garden features an enclosed block-paved area ideal for outdoor seating and dining, along with a neat lawn space for children to play or for gardening enthusiasts to enjoy.

This attractive property combines generous living space, a prime location, and great potential, making it a perfect choice for anyone looking to settle in a well-connected and friendly neighbourhood. Early viewing is highly recommended to fully appreciate all that this home has to offer.

GROUND FLOOR

Entrance Vestibule
Door to front, door leading to:

Hall
Radiator, stairs leading to first floor, doors leading to:

Lounge
11'2" x 11'9" (3.40m x 3.58m)
Double glazed bow window to front, radiator, double doors leading to:

Dining Room
11'7" x 11'9" (3.53m x 3.58m)
Double glazed bay window to rear, feature fireplace with inset living flame effect fire, double doors leading to:

Conservatory
10'6" x 11'9" (3.20m x 3.58m)
Double glazed windows to sides, double glazed French doors leading out to rear garden.

Kitchen
7'10" x 12'8" (2.40m x 3.87m)
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 oven, built-in hob, two double glazed windows to rear, radiator.

FIRST FLOOR

Landing
Double glazed window to side, doors leading to:

Bedroom 1
11'3" x 11'3" (3.43m x 3.42m)
Double glazed bow window to front, radiator, built-in wardrobes and cupboards.

Bedroom 2
11'6" x 11'2" (3.51m x 3.40m)
Double glazed window to rear, radiator, built-in wardrobes.

Bedroom 3
8'0" x 6'2" (2.45m x 1.88m)
Double glazed window to front, radiator.

Bathroom
7'5" x 6'3" (2.26m x 1.91m)
Three piece suite comprising corner bath with shower over, vanity wash hand basin and low-level WC, tiled walls, double glazed window to rear, radiator.

OUTSIDE
Block paved driveway to the front leading to the garage. Gated access to the rear. Enclosed block paved garden to the rear with lawn area.

Garage
17'7" x 8'8" (5.36m x 2.64m)
Up and over door to the front, window to side, access door.

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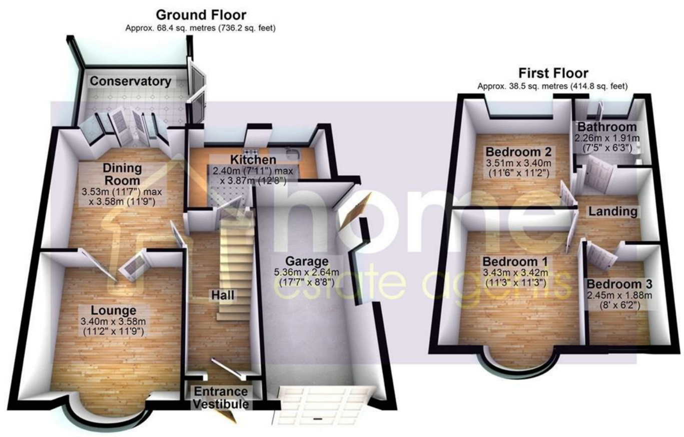

Total area: approx. 106.9 sq. metres (1151.0 sq. feet)



Phoenix House, 4 Huddersfield Road, Stalybridge, Cheshire, SK15 2QA
Tel: 0161 304 0000 **Email:** sales@homeea.co.uk www.homeea.co.uk