



## Dene Brow, Denton, Manchester, M34 7PX

### Offers in the region of £299,950

**UNMISSABLE OPPORTUNITY - Price Reduced!**

Home Estate Agents are pleased to offer for sale this superbly sized five bedroom extended semi detached property located on this popular cul de sac, close to all local amenities and transport links.

The well planned and deceptively spacious accommodation provides the a fantastic family home and briefly comprises to the ground floor: Entrance porch, hallway, lounge and dining room, fitted kitchen and dining area with direct access to a good sized garage with potential for further accommodation if required. To the first floor there are five bedrooms and family bathroom and a separate shower room, The property is double glazed and central heated and has a good sized garden to the rear. To the front is a garden and double driveway leading to the garage.

Quiet cul de sac location - Viewing Highly Recommended!





## GROUND FLOOR

### Porch

### Hall

### Lounge

12'0" x 9'10" (3.66m x 3.00m)

### Dining Room

12'2" x 9'10" (3.70m x 3.00m)

### Kitchen/Dining Room

8'8" x 16'3" (2.64m x 4.95m)

## FIRST FLOOR

### Landing

### Bedroom 1

12'8" x 9'3" (3.85m x 2.81m)

### Bedroom 2

11'6" x 10'0" (3.51m x 3.04m)

### Bedroom 3

10'11" x 9'1" (3.33m x 2.77m)

### Bedroom 4

6'7" x 9'1" (2.00m x 2.76m)

### Bedroom 5

8'2" x 7'6" (2.49m x 2.28m)

### Shower Room

### Family Bathroom

## OUTSIDE

### Garage

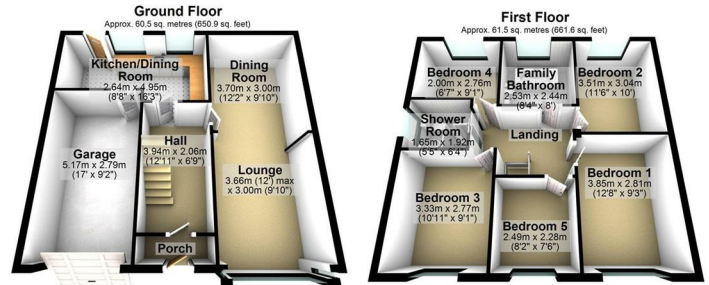
16'11" x 9'2" (5.17 x 2.80)

### Gardens & Double Driveway

## 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.



Total area: approx. 121.9 sq. metres (1312.6 sq. feet)

