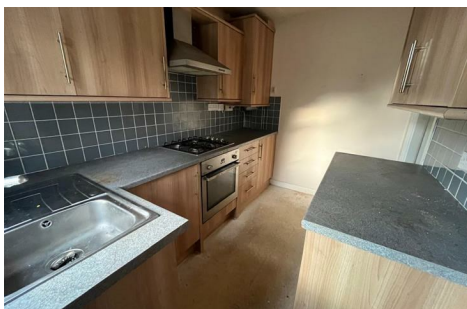


# DAWSONS

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## Mansfield Avenue, Denton, Manchester, M34 3WR

Offering well proportioned accommodation this two bedroom, true bungalow is situated in a most popular residential location within easy reach of all local amenities. The property is now in need of general refurbishment works allowing prospective purchasers to impart their own taste and specification upon the property. The property occupies a level garden plot which has a driveway providing off road vehicular parking. The front and rear gardens are laid to lawn.

The property is within easy reach of Denton Town Centre with its associated amenities. The property also enjoys good public transport links including good access onto the M60 Orbital Motorway.

**Offers Over £200,000**



**CHARTERED SURVEYORS, ESTATE AGENTS  
& PROPERTY MANAGEMENT SPECIALISTS**



# Mansfield Avenue, Denton, Manchester, M34 3WR

- 2 Bedroom Semi Detached True Bungalow
- Requires General Refurbishment Works
- Popular Residential Location
- uPVC Double Glazing/Gas Fired Central Heating
- Driveway Providing Off Road Parking
- Easy Access to All Local Amenities
- Good Public Transport Links
- No Forward Vehicle Chain
- Pleasant Lawned Gardens Front and Rear
- Offers Excellent Potential

## Contd.....

The Accommodation briefly comprises: 10'0 x 7'0 (3.05m x 2.13m)

Entrance Porch, Living Room, Kitchen with integrated appliances, 2 well proportioned Bedrooms (Bedroom 1 having fitted wardrobes), Shower Room/WC with white suite

Externally both the front and rear gardens are laid to lawn, there is a driveway to the side of the property providing off road vehicular parking.

## The Accommodation in Detail:

### Entrance Porch

uPVC double glazed front door and two side lights

### Lounge

15'10 x 10'6 (4.83m x 3.20m)

Feature fireplace with gas fire, laminate flooring, uPVC double glazed window, central heating radiator

### Kitchen

10'0 x 7'0 (3.05m x 2.13m)

Single drainer stainless steel sink unit, range of wall and floor mounted units, built-in stainless steel oven, four ring gas hob with chimney hood over, uPVC double glazed window, PVC panelled rear door

### Inner Hallway

Loft access with pull down ladder

### Bedroom (1)

11'10 x 10'1 (3.61m x 3.07m )

Fitted wardrobes, uPVC double glazed window, central heating radiator

### Bedroom (2)

9'11 x 6'11 (3.02m x 2.11m)

uPVC double glazed window, central heating radiator

### Shower Room/WC

6'8 x 6'1 (2.03m x 1.85m)

White suite having shower cubicle, wash hand basin with vanity storage unit below, low level WC, fully tiled,

tiled floor, uPVC double glazed window, heated chrome towel rail/radiator

## Externally:

There is a lawned Front Garden, driveway to the front of the property providing off road parking.

To the rear there is a further lawned Garden with borders.

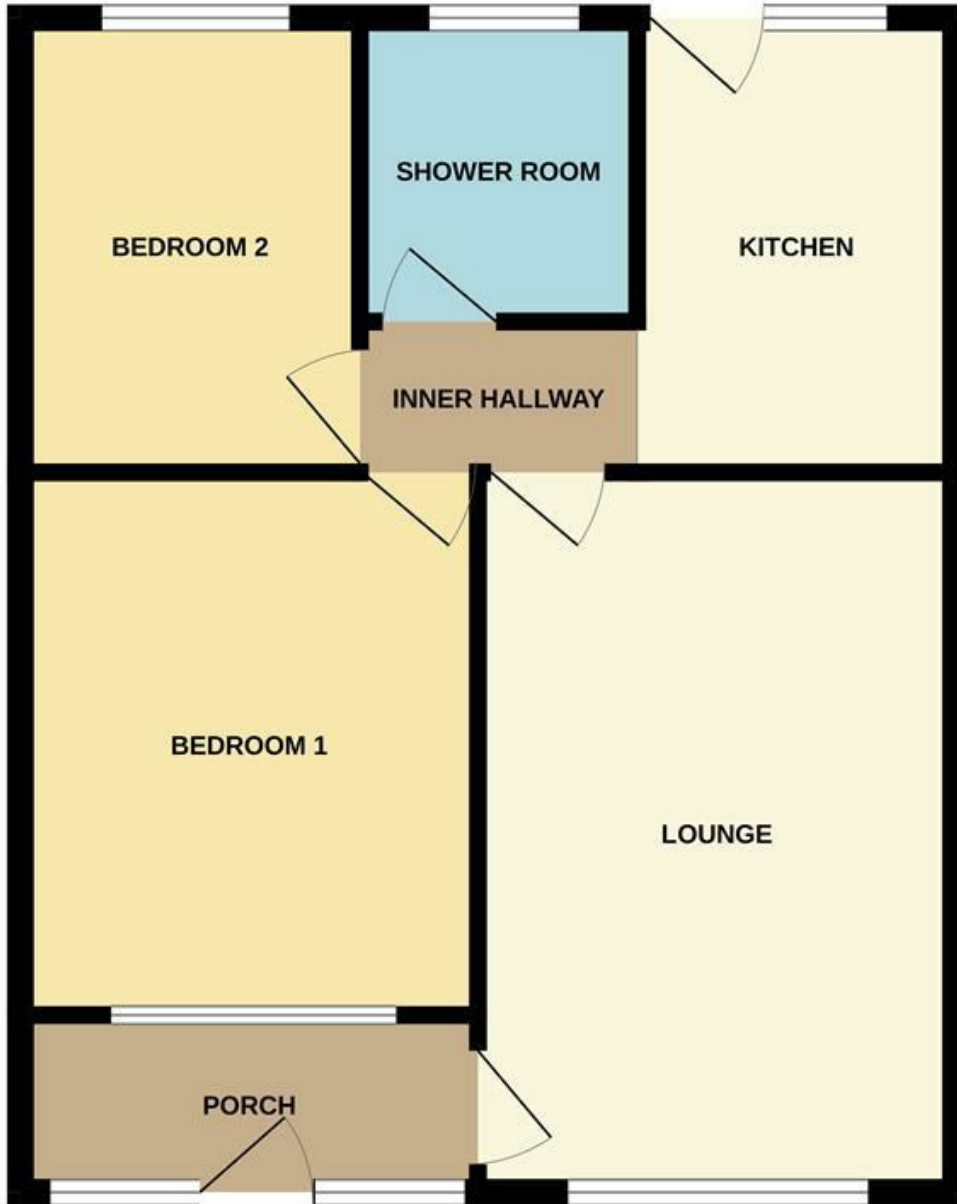


## Directions



# Floor Plan

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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