

DAWSONS

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Vaudrey Lane, Denton, M34 7SQ

Dawsons are pleased to welcome to the market this well positioned, 3 bedroom, middle mews property that's offered to the market with ***NO FORWARD VENDOR CHAIN***, the property briefly comprises of two reception rooms plus separate fitted kitchen, three bedrooms, shower room, gardens to the front and rear, there is also a garage. Excellent access to a range of local amenities and excellent commuter links.

The property is well placed for all local amenities along with easy access to the M67 and M60 Manchester Outer Ring Road, within the town centre of Denton there are excellent transport links, supermarkets, Crown Point retail outlet and state junior and secondary schools.

Viewing is ***HIGHLY*** recommended to fully appreciate what this property has to offer.

Asking Price £185,000



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



Vaudrey Lane, Denton, M34 7SQ

- Sought After Location
- Three Bedrooms
- Close to Local Amenities
- No Forward Vendor Chain
- Low Maintenance Garden
- uPVC Double Glazing

The Accommodation Comprises:

Entrance Porch

3'11" x 6'6" (1.2 x 2.0)

Laminate flooring, integrated storage housing the gas meter.

worktops and tile splashback, induction

Bedroom (3)/Office
hob, dual oven, half round stainless steel sink unit, tiled flooring, uPVC double glazed window. The Worcester combination condensing boiler is housed in the kitchen.

5'10" x 5'10" reducing to 2'11" x 3'3" (1.8 x 1.8 reducing to 0.9 x 1.0)

Comprises of laminate flooring, central heating radiator, uPVC double glazed window and integrated storage.

Lounge

15'8" x 14'5" (4.8 x 4.4)

A sizable family living accommodation

which comprises of a feature fireplace with electric fire, fitted carpets, central heating radiator and uPVC double glazing.

First Floor:

Landing

Fitted carpet, central heating radiator and airing cupboard.

Bedroom (1)

9'2" x 12'5" (2.8 x 3.8)

Double bedroom which comprises of fitted wardrobes, fitted carpets, central heating radiator and uPVC double glazed window.

Bedroom (2)

9'2" x 9'6" (2.8 x 2.9)

Double bedroom which comprises of fitted storage space, fitted carpets, central heating radiator and uPVC double glazed window.

Shower Room/WC

5'6" x 6'2" (1.7 x 1.9)

Comprises of tiled walls and flooring, vanity unit, low level WC, shower cubicle with electric shower over, chrome fitted radiator and uPVC double glazed window.

Externally:

To the frontage there is a low maintenance garden, whilst to the rear there is an enclosed lawned garden with flagged areas and mature border plants and shrubs. There is also a garage.

Dining Room

7'10" x 9'10" (2.4 x 3.0)

Suitable for family dining which comprises of fitted carpet, central heating radiator and uPVC tilt and slide door which leads out to the enclosed rear garden.

Double bedroom which comprises of

Kitchen

6'6" x 10'5" (2.0 x 3.2)

Provides a range of modern wall and floor mounted units with laminate

Bedroom (1)

9'2" x 9'6" (2.8 x 2.9)

Double bedroom which comprises of fitted storage space, fitted carpets, central heating radiator and uPVC double glazed window.



Directions

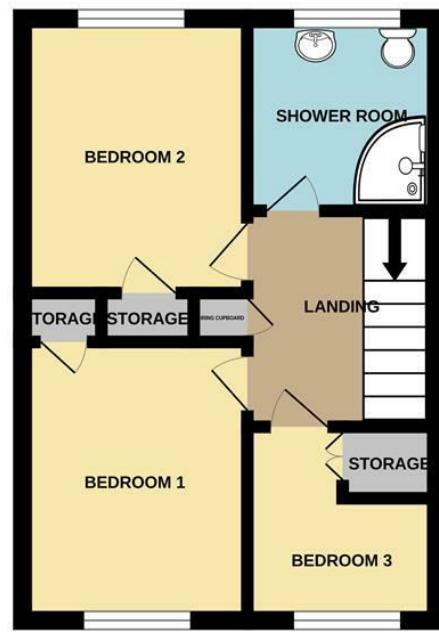


Floor Plan

GROUND FLOOR



1ST 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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Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (92 plus) A	88
(81-91) B	71
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	England & Wales

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	England & Wales