



19 Houghton Green Road, Denton
Manchester



Guide Price £295,000

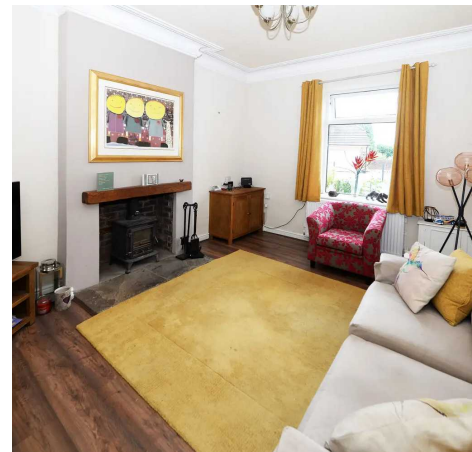
Alex Jones.
Estate Agents

19 Houghton Green Road

Denton, Manchester

Tenure: Leasehold

- NO CHAIN
- ONLINE AUCTION
- THREE DOUBLE BEDROOMS
- ADDITIONAL LOFT ROOM
- SIDE AND REAR GARDENS
- TWO RECEPTION ROOMS
- KITCHEN/DINING
- LARGE UNIT TO REAR ASPECT APPROX. 950 SQFT
- OFF-ROAD PARKING FOR MULTIPLE VEHICLES



ENTRANCE HALLWAY

uPVC double glazed door to front aspect, laminate flooring, electric points, radiator, stairs to first floor, internal door to

LOUNGE

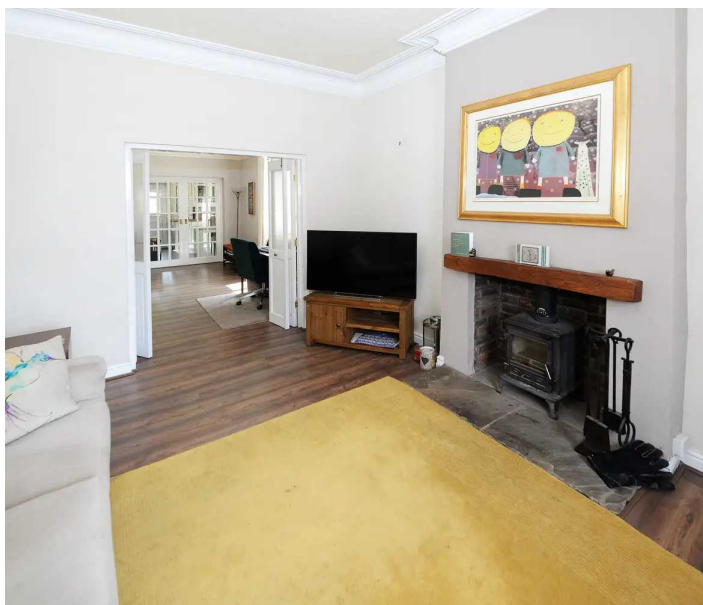
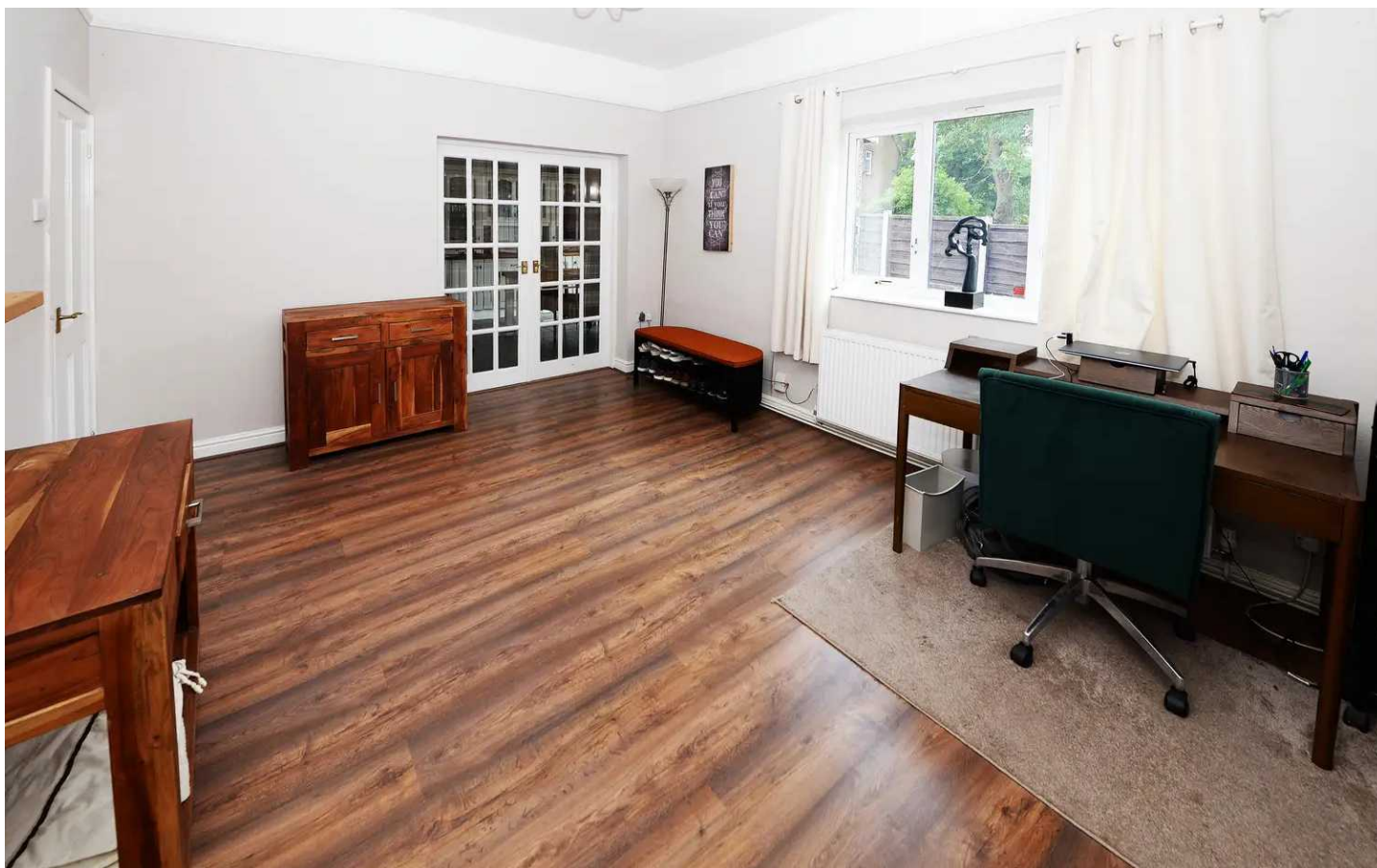
14' 5" x 11' 2" (4.39m x 3.40m)

uPVC double glazed window to front aspect, radiators, electric points, laminate flooring, feature fireplace with inset log burner with hearth and feature plinth, bi-folding opening doors to

DINING ROOM

15' 5" x 12' 0" (4.70m x 3.66m)

uPVC double glazed window to side aspect, radiator, electric points, radiator, laminate flooring, understairs storage, double doors leading to kitchen





KITCHEN/DINING

12' 4" x 19' 7" (3.76m x 5.97m)

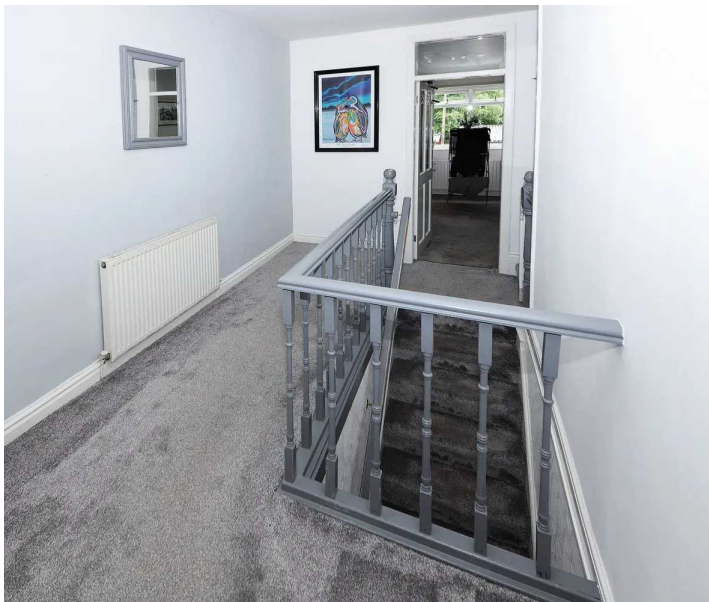
uPVC double glazed oversized French doors to side aspect, uPVC double glazed window and door to rear aspect, a range of fitted high and low level units with matching roll top work surfaces, integrated fridge freezer, oven grill, 5 ring gas hob, stainless steel chimney style extractor over, integrated dishwasher, space and plumbing for washing machine, space and plumbing for tumble dryer, spotlighting inset to ceiling, tiled flooring, radiator, electric points

STAIRS TO FIRST FLOOR

BEDROOM ONE

15' 2" x 15' 3" (4.62m x 4.65m)

2 uPVC double glazed windows to front aspect, carpeted flooring, electric points, radiator



BEDROOM TWO

12' 8" x 9' 3" (3.86m x 2.82m)

uPVC double glazed window to side aspect, carpeted flooring, electric points, radiator

BEDROOM THREE

13' 8" x 11' 2" (4.17m x 3.40m)

uPVC double glazed window to rear aspect, carpeted flooring, electric points, radiator

FAMILY BATHROOM

Obscure uPVC double glazed window to rear aspect, bath, low level WC, wall mounted vanity base hand wash basin with mixer taps over, walk in shower unit with mains pressure shower over, monsoon shower head and detachable shower head, spotlighting inset to ceiling, feature chrome ladder style radiator





STAIRS TO ADDITIONAL LOFT ROOM

17' 4" x 9' 9" (5.28m x 2.97m)

2 Velux windows to front aspect and 2 Velux windows to rear aspect, electric points, radiator, laminate flooring, storage into eaves

REAR GARDEN UNIT

Approx. 950 SqFT

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



FRONT GARDEN

REAR GARDEN

To the side aspect lies an enclosed garden mainly laid to stone feature, feature plant and shrubs, artificial lawn and patio, leading to the rear aspect lies a patio, risen plant and shrub borders with lawned garden and outside unit.





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