

**94 Holland Street, Denton, Manchester, M34 3PZ**



- NO VENDOR CHAIN
- Two bedrooms
- Rear garden
- Spacious lounge
- Fitted kitchen

- Close to Denton centre
- Excellent transport links
- M60 & M67 nearby
- Ideal first home or investment
- Mid Terrace

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## MAIN DESCRIPTION

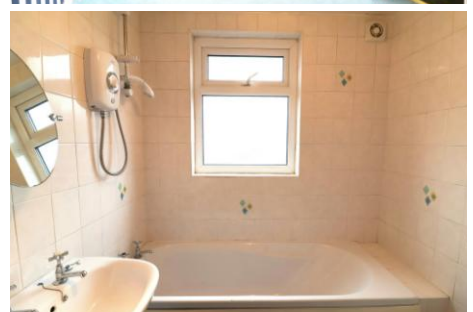
### NO VENDOR CHAIN

An Ideal First Home or Buy-to-Let Opportunity in Denton with a 7.55% Yield.

A fantastic opportunity to acquire this mid-terrace two-bedroom home on Holland Street, perfectly positioned within walking distance of Denton town centre's range of shops, cafes and everyday amenities, including supermarkets and local services.

The property benefits from excellent transport links, with regular bus services nearby offering easy access across Greater Manchester, and local rail and Metrolink options within walking distance providing connections into Manchester city centre and surrounding areas. For motorists, the M60 and M67 motorways are close by, making commuting and weekend travel straightforward.

With a rear garden, well-proportioned rooms and fantastic potential, this home is ideal for first-time buyers looking to put their stamp on a property or for buy-to-let investors seeking strong demand in a well-connected and evolving location.





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## LOUNGE

13' 64" x 13' 2" (5.59m x 4.01m) uPVC double glazed window to front elevation pendant light, single panel central heating radiator, internal stairway leading to 1st floor, timber half glazed internal door leading to rear kitchen. Meter cupboard in corner.

## KITCHEN

13' 1" x 9' 0" (3.99m x 2.74m) U shaped kitchen with cream base and wall units, contrasting dark marble effect worktop space and plumbing for washing machine, gas hob with electric oven, one and a half stainless steel sink and drainer integrated extractor over gas hob, Gas central heating boiler, uPVC double glazed window to rear elevation and uPVC double glazed door to rear garden, fluorescent strip light, double panel gas central heating radiator.

## MAIN BEDROOM

13' 2" x 11' 8" (4.01m x 3.56m) uPVC double glazed window to front elevation, Single panel gas central heating radiator, pendant light

## BEDROOM TWO

101 - 103' 3" x 7' 7" (30.86m x 2.31m) Single panel gas central heating radiator, uPVC double glazed window to rear elevation, pendant light.

## BATHROOM

5' 8" x 5' 1" (1.73m x 1.55m) Fully tiled bathroom with cream tiles, white ceramic and pedestal sink, electric shower over bath, low level WC, single panel Gas central Heating radiator, pendant light.

## EXTERNAL

Rear garden with concrete paving area adjacent to back door lawn and shrubbery area to rear



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### DISCLAIMER

The vendor has advised the following:

Property Tenure - Leasehold

Annual Ground Rent - £5.00

Leasehold Term - 899

EPC Rate -

Council Tax Band Rating - A

Council - Tameside

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