



jordan fishwick

1 MANSFIELD AVENUE DENTON MANCHESTER M34 3NS

£239,950

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**** SEE OUR VIDEO TOUR **** A well presented, 1950's built, semi-detached true bungalow, within an established residential area and enjoying South facing sunny gardens which adjoin open playing fields. Briefly comprising an entrance hall, lounge with fireplace, conservatory with recently added warm roof, a modern kitchen with appliances, two front bedrooms and a modern shower room. Gated driveway, front garden, detached garage and low maintenance enclosed rear garden. Energy Rating D

GROUND FLOOR

Entrance Hall

Pvc double glazed front door, central heating radiator and cover, laminate wood flooring, electric meter cupboard, access to the loft space and doors to:

Lounge

14'8" x 12'0"

Central heating radiator, feature fireplace and electric coal effect fire, tv aerial point, two wall light points, door to the kitchen and pvc double glazed patio doors leading through to:

Conservatory

10'6" x 9'2"

Pvc double glazed windows and doors out to the rear garden, central heating radiator.

Kitchen

9'10" x 7'11"

A range of modern fitted kitchen units including base cupboards and drawers, plumbing for an automatic washing machine and dishwasher, work tops over with an inset single drainer stainless steel sink unit with mixer tap, five ring gas hob, electric double oven and microwave, filter hood and matching wall cupboards, pvc double glazed rear window and composite stable type external rear door.

Bedroom One

12'5" x 11'0"

Pvc double glazed front window and central heating radiator.

Bedroom Two

12'3" x 8'10"

Pvc double glazed front window, central heating radiator and laminate wood flooring.

Shower Room

A modern white suite including a shower cubicle, pedestal wash hand basin with mixer tap and close

coupled wc, central heating radiator and pvc double glazed window.

OUTSIDE

Detached Garage

17'10" x 9'7"

Up and over door, power and light.

Gardens

The bungalow has a front garden and gated driveway together with an enclosed South facing rear garden and metal garden shed.

Our ref: Cms/cms/0706/23



TOTAL FLOOR AREA - 682 sq.ft. (63.4 sq.m.) approx.
Initial views although taken to ensure the accuracy of the floorplan, are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		63	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	