



3 Boundary Green, Denton, Manchester, M34 3BY

Jordan Fishwick are pleased to offer for sale this charming 3 Bedroom Mid-terraced cottage style property located in the heart of Denton overlooking the manicured lawns of the picturesque cricket green. The property briefly comprises of entrance hall, open plan living room/dining area, separate kitchen with integrated appliances, two double bedrooms, one single and a well appointed bathroom. There are French doors off the dining room leading to an ample sized rear garden. The property also benefits from a garage with additional parking space in front.

A number of amenities are on your door step with shops, cafe's and the famous Crown Point North Shopping Centre just a 5 minute walk away. The property also benefits from fantastic transport links via bus or train providing seamless access to Manchester City Centre and neighbouring Ashton-Under-Lyne.

This property is offered with vacant possession and no chain involved.

Price £205,000

Viewing arrangements

Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Living Room

11'1" x 16'0"

Spacious carpeted Living area overlooking the manicured cricket green.

Dining Room

7'6" x 8'2"

Comfortable dining room overlooking the spacious rear garden.

Kitchen

8'2" x 7'6"

Kitchen with integrated appliances.

Bedroom One

9'6" x 10'9"

Master Bedroom overlooking the front of the property and the cricket green.

Bedroom Two

8'10" x 8'6"

Second Bedroom overlooking the rear of the property.

Bedroom Three

7'2" x 5'2"

Third Bedroom also overlooking the rear of the property, ideal for an office.

Bathroom

6'6" x 7'2"

Three Piece Fitted Bathroom suite.

Externally


Garage away from the property with parking space in front of it.


Gardens front & rear.

Additional Information

Ground Rent - £50 A Year

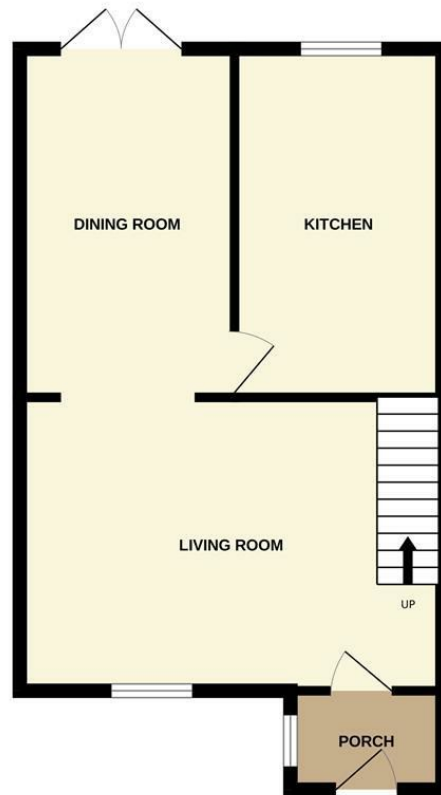
Lease - 999 years from 1 January 1988

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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