



Harris Close, Denton, Manchester,  
Greater Manchester



**Offers in the region of:  
£230,000 Freehold**

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### EPC RATING D - FREEHOLD

Reeds Rains are delighted to offer for sale this Semi Detached Bungalow with Two Bedrooms, off road parking and Garage. The property is situated in the Danebank area and has access to the local road, rail and motorway networks. Situated in a Cul-de-sac position. In brief the accommodation comprises; hallway, lounge, kitchen, two bedrooms and a bathroom. uPvc double glazing and gas central heating. To the outside there is a driveway providing off road parking...

### Entrance Hallway

With uPvc door, radiator opening to kitchen and doors to the sitting room.

### Kitchen

6'8" x 10'3" (2.03m x 3.12m)

To the front of the property with uPvc window, modern wall and base units, electric oven and hob with extractor over, sink with drainer, tiled walls and floor, integrated fridge freezer and space for washing machine. The boiler is also located in the kitchen.

### Sitting Room

17'7" x 13'9" (5.36m x 4.2m)

Looking on to the front garden, with radiator, uPvc window and leading to a second hallway.

### Bedroom

9'7" x (2.92m x)

With fitted furniture wardrobes, to the back elevation of the property.

### Bedroom

8'6" x 8'1" (2.6m x 2.46m)

To the back elevation of the property, with uPvc patio doors on to the back garden.

### Bathroom

6'1" x 5'5" (1.85m x 1.65m)

With tiled walls, a three piece bathroom suite, bath with shower over, hand wash basin and WC.

### Attic

Boarded with a loft ladder.

### External

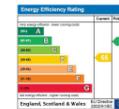
To the front of the property there is off road parking for more than one car, lawn with stocked borders. To the rear of the property is a lovely garden with patio area and access to the side of the property and garage.

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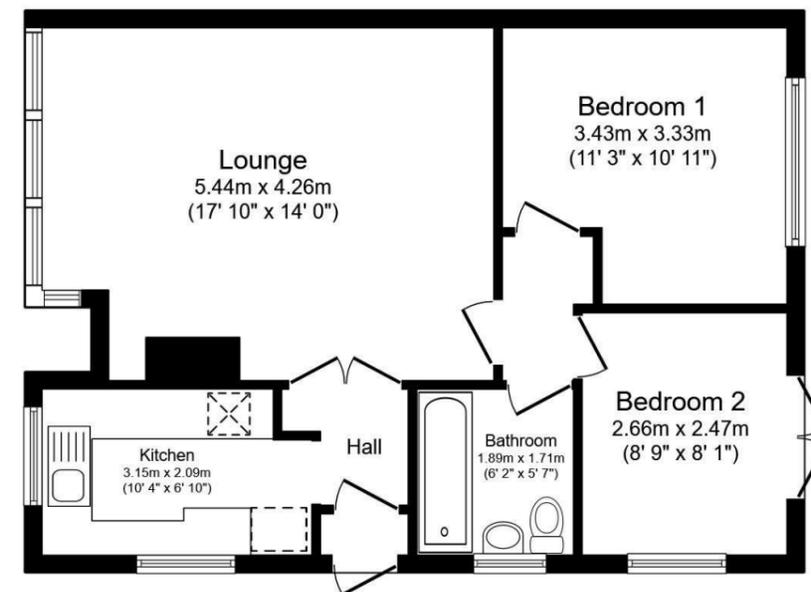
All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by [www.focalagent.com](http://www.focalagent.com)