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CHARLES LOUIS

HOMES LIMITED

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GROSS INTERNAL AREA
TOTAL: 108 m²/1,158 sq ft
FLOOR 1: 41 m²/438 sq ft; FLOOR 2: 37 m²/402 sq ft
FLOOR 3: 30 m²/318 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

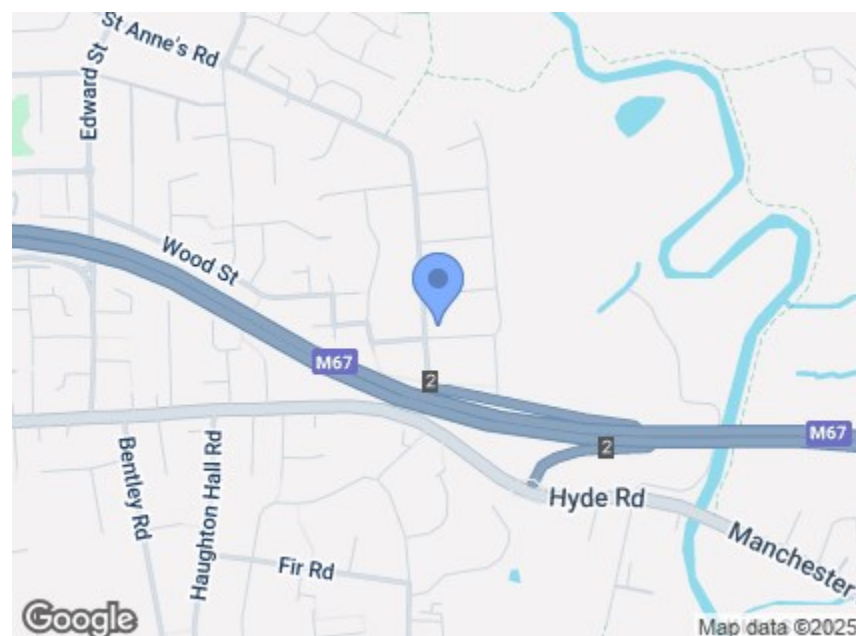


Penny Farthing Close St. Annes Road Denton, Manchester, M34 3PT

£1,650 Per month



- Three Bedroom New Build Semi Detached
- Set In A Desirable & Popular Location In Denton
- Family Bathroom, En-Suite & Downstairs WC
- Close To Local Amenities & Transport Links
- Set Over Three Levels
- Open Plan Kitchen/Dining & Family Living Room
- Private Garden To Rear & Driveway Parking
- A Must See!!! Viewing Essential To Avoid Disappointment



Directions

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Penny Farthing Close St. Annes Road

Denton, Manchester, M34 3PT

Open Viewing - Saturday 18th October between 2-3pm. No Appointment Necessary. All Applicants must have a UK based guarantor.

Charles Louis Lettings are pleased to present to the market this beautifully presented, newly built three-bedroom semi-detached home, ideally located within walking distance of Denton Town Centre.

Set over three floors, the property offers bright and spacious accommodation, with a modern open-plan layout on the ground floor. Upon entering, you are welcomed by an entrance hallway, a convenient downstairs WC, and an open-plan living space that flows seamlessly into a contemporary fitted kitchen and dining area. The rear living area features bi-folding doors that open out to the private rear garden, allowing for plenty of natural light and indoor-outdoor living.

The first floor comprises two well-proportioned bedrooms and a stylish family bathroom. A second staircase leads to the top floor, which hosts the impressive master bedroom complete with an en-suite shower room.

Further benefits include gas central heating, double glazing throughout, driveway parking, and both front and rear gardens.

Early viewing is highly recommended to fully appreciate the space, style, and excellent location this home has to offer.

Porch & Entrance Hallway

uPVC door to front elevation, leading into downstairs accommodation and stairs to first floor.

Open Plan Kitchen/Dining & Family Room

9'78 x 27'69 max (2.74m x 8.23m max)
Bi-folding doors to front elevation, Fitted with a range of modern wall and base units, quartz worktops with inset sink and mixer tap, five ring gas hob with extractor above, splash back tiles, integrated fridge freezer, dishwasher and plumbed for washing machine, integrated double oven and microwave, laminate flooring, inset spots and gas central heating radiators, leading off to living accommodation and downstairs wc.



Alternative View

Living Area

uPVC window to rear elevation with bi-folding doors overlooking garden, open plan living to kitchen/dining area, laminate flooring, gas central heating radiator, inset spot.



Downstairs WC

2'9 x 3'5 (0.84m x 1.04m)
Fitted with a two piece suite, comprising of low level wc and hand wash basin, tiled floor and part tiled walls, inset spots and heated towel rail.

First Floor

Leading off to Bedrooms two, three and family bathroom and stairs to second floor.

Bedroom Two

14'5 x 9'2 (4.39m x 2.79m)
uPVC window to front elevation, inset spots, gas central heating radiator.



Bedroom Three

14'5 x 9'1 (4.39m x 2.77m)
uPVC window to rear elevation, inset spots, gas central heating radiator.



Family Bathroom

8'3 x 6'5 (2.51m x 1.96m)
Fitted with a modern four piece suite, comprising of low level wc, hand wash basin, bath and walk in shower, tiled floor, tiled walls, inset spots, heated towel rail.



Second Floor

Leading off to Master Bedroom and En-Suite.

Master Bedroom

21'8 x 14'5 (6.60m x 4.39m)
uPVC velux window to front and rear elevation, inset spots, gas central heating radiator, leading off to en-suite.



En-Suite

6'6 x 3'9 (1.98m x 1.14m)
Fitted with a modern three piece suite, comprising of low level wc, hand wash basin, walk in shower, tiled floor, part tiled walls, inset spots, heated towel rail.

Rear Garden

Private garden to rear elevation, enclosed with wooden panel fencing, flagged patio area leading off to lawn.



Front External

Pathway leading to front door with driveway parking and lawn.