



144 Laburnum Road, Denton, Tameside, M34 2WB

Price Guide £220,000

- Spacious Well Presented Garden Fronted Terrace
- Onward Chain Already Complete
- Fitted Kitchen with a Range of Modern Units
- Large Enclosed Rear Garden
- Two Good Sized Receptions and Three Bedrooms
- Gated Off Road Parking for 2 Vehicles
- Sought After Location

144 Laburnum Road, Tameside M34 2WB

Traditional Garden Fronted Terrace. Spacious Well Presented Accommodation. Two Separate Receptions. Three Bedrooms. Fitted Kitchen with a Comprehensive Range of Modern Units. Bathroom with White Three Piece Suite. Gated Entrance to Off Road Parking and Large Southerly Facing Rear Garden. Onward Chain Already Complete.

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Council Tax Band: A



Joules are delighted to bring to the market this garden fronted traditional terraced family sized home, situated in a sought after location with easy access to both Manchester City Centre and the motorway network, the well presented and deceptively spacious accommodation briefly comprises: Entrance hall, lounge with feature fireplace (display only) separate dining room and a fitted kitchen with a range of white high gloss units. Venturing upstairs you will find the landing giving access to all first floor rooms, large principle bedroom, further double bedroom and a good sized single bedroom along with the bathroom with white three piece suite.

Outside to the front is a small front garden and to the rear is a Southerly facing rear yard with decked patio. A gate from the yard opens onto a communal access track and a private parking area with two car spaces and an large enclosed lawned garden lies beyond.

Must be viewed to fully appreciate all this family sized home has to offer.

Entrance

Rock composite door with decorative double glazed panels opening onto the hallway

Entrance Hall

Engineered oak flooring, stairs to the first floor, doors to lounge and dining room, central heating radiator with decorative cover.

Lounge

13'0" x 11'4"

Maximum measurements into bay.

Well presented room with double glazed bay window to the front elevation, feature cast iron fireplace with tiled sides and hearth; wooden surround (display only) Engineered oak flooring. Ceiling coving, central heating radiator

Dining Room

13'2" x 12'1"

Maximum measurements.

Further good sized second reception room., engineered oak flooring. Double glazed window to the rear elevation with skylight over. Chimney breast inglenook display. Central heating radiator, door to handy understairs storage cupboard. Open doorway to kitchen

Kitchen

12'6" x 8'8"

Maximum measurements.

Modern fitted kitchen with a good range of units comprising: Inset black sink unit with circular bowl and drainer, mixer tap over. Range of base, drawer and eye level units. Wall mounted Vaillant combi boiler concealed behind wall cupboard. Baumatic built in stainless steel five ring gas hob with double fan assisted oven/grill below, Baumatic stainless steel splashback and stainless steel chimney style cooker hood over. Plumbed and access for an automatic washing machine and a dishwasher. Recess for a fridge/freezer. Granite effect work surfaces and upstands. Double glazed window and Rock composite door to the rear garden. Inset downlighting, brushed steel power points and light switch

First Floor

Stairs and Landing

Spacious landing. Open balustrade to stairwell, loft access hatch. Doors to all first floor rooms

Bedroom One

15'2" x 10'8"

Maximum measurements.

Large principle bedroom, two double glazed windows to the front elevation, central heating radiator

Bedroom Two

11'7" x 9'8"

Maximum measurements.

Further good sized double bedroom.

Double glazed window with views overlooking the rear garden. Central heating radiator

Bedroom Three

8'7" x 6'7"

Plus door recess

Double glazed window with views over the rear garden, central heating radiator, inset downlighting

Bathroom

Modern white three piece suite comprising: Shower bath with side mounted mixer and Mira shower over, folding shower screen, pedestal wash hand basin with mixer tap, low level WC. Fully tiled walls. Tiled floor. Shaver point, chrome heated towel rail

Outside

Front Garden

Small front garden with flower bed

Rear Garden

Large Southerly facing rear garden split into two parts. Enclosed yard abutting the property with decked raised patio, external power point and outside water tap. Walled boundaries and gate giving access to communal access road. Further large garden area with parking space for two vehicles, garden gate and picket fencing divide to lawned garden with decorative raised beds, garden shed and fenced boundaries. Paved patio area to the bottom of the garden. Vehicle access is given by a gated communal driveway









Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

