



**Your
Property
Centre**

Your House Our World

16 Warrington Street, Ashton-under-Lyne, OL6 6AS

0161 343 2530

info@yourpropertycentre.co.uk



11 Gould Street

Denton, Manchester, M34 2AD

Offers in excess of £160,000

YOUR PROPERTY CENTRE are pleased to bring to the market this 2 bedroom mid-terrace on Gould Street Denton. The property is close to many local amenities that Denton has to offer to include various restaurants and bars, Crown Point Retail Park, Denton Wellness and Pool Centre, reputable schools and major transport links including the M60 and M67. Ideal for FIRST TIME BUYERS and INVESTORS.

On arrival you will be greeted by an entrance porch leading to a living room, kitchen / diner and orangery. Upstairs 2 bedrooms and three piece bathroom suite with shower over bath.

Outside the property offers a small private yard to the rear with a large gated communal area beyond, on street parking is available.

Viewing is highly recommended to appreciate all this property has to offer.

We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. **POTENTIAL PURCHASERS:** Fixtures and fittings other than those mentioned are to be agreed with the seller.

- SITUATED CLOSE TO CROWN POINT AMMENITIES
- EXCELLENT TRANSPORTATION LINKS
- NO VENDOR CHAIN
- CLOSE TO POPULAR SCHOOLS
- IDEAL FOR INVESTMENT OR FIRST TIME BUYERS
- PRIVATE YARD PLUS COMMUNAL AREA

Viewing

Please contact our Your Property Centre Office on 0161 343 2530 if you wish to arrange a viewing appointment for this property or require further information.



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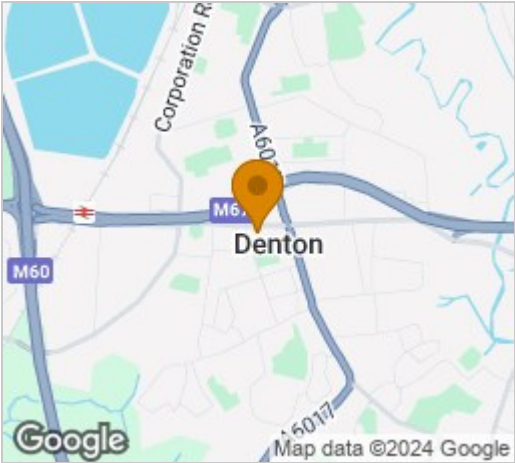


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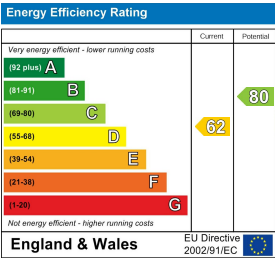
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.