

# Cumbrian Properties

169 Denton Street, Denton Holme



Price Region £99,000

EPC-D

Mid-terraced property | Popular residential area  
27' dining lounge | 2 double bedrooms | Ground floor bathroom  
Enclosed rear yard | No onward chain

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This inviting mid-terraced property, featuring two double bedrooms, is located in the popular residential area of Denton Holme. One of its key advantages is that it is sold with no onward chain. As you step into the property, you are welcomed by a vestibule that leads into a spacious 27' dining lounge perfect for both dining and relaxation, characterized by an open staircase that adds a touch of openness to the space. The fitted kitchen provides ample workspace and storage. Adjacent to the kitchen is an inner hall that leads you to the ground floor bathroom. To the first floor there are two generously sized double bedrooms. The exterior of the property includes an enclosed rear yard, providing a secure and private outdoor space with gated access to the rear lane. This property is ideally suited for first time buyers and also provides an excellent opportunity for investors in the buy to let market.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into the vestibule.**

**VESTIBULE** Tiled flooring, dado rail, picture rail and door to dining lounge.

**DINING LOUNGE (27' x 12'4)** UPVC double glazed window to the front, fireplace, built-in cupboard housing the meters, two radiators, dado rail, picture rail, open staircase to the first floor, built-in shelved storage cupboard with radiator and door to kitchen.



DINING LOUNGE

**KITCHEN (13' x 11'4)** Fitted kitchen incorporating a four ring gas hob with aluminium splashback and extractor hood above, electric oven and grill, plumbing for washing machine and sink with mixer tap. Wood effect vinyl flooring, radiator, UPVC double glazed window to the rear and door to inner hall.



KITCHEN

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**INNER HALL** Tiled flooring, UPVC part panelled walls, Baxi boiler, UPVC door to the rear yard and door to bathroom.

**BATHROOM (7'7 x 5'7)** Three piece suite comprising electric shower above panelled bath, wash hand basin and WC. Tiled floor, tiled walls, radiator, wood panelled ceiling and UPVC double glazed frosted window to the rear yard.



BATHROOM

**FIRST FLOOR LANDING** Doors to both bedrooms.

**BEDROOM 1 (12'5 x 12')** UPVC double glazed window to the front, radiator, picture rail, coving to the ceiling and built-in storage cupboard.



BEDROOM 1

**BEDROOM 2 (12'5 x 11'3)** UPVC double glazed window to the rear, radiator, built-in drawers and wardrobe, built-in cupboard and picture rail.



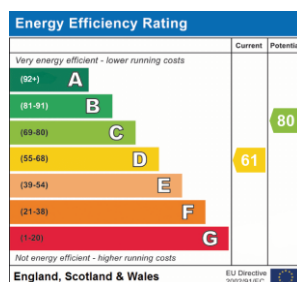
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**OUTSIDE** Enclosed rear yard with gated access to the rear lane.

**TENURE** We are informed the tenure is Freehold.

**COUNCIL TAX** We are informed the property is Tax Band A.

**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.



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\*UK Rightmove, Market Share Information  
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