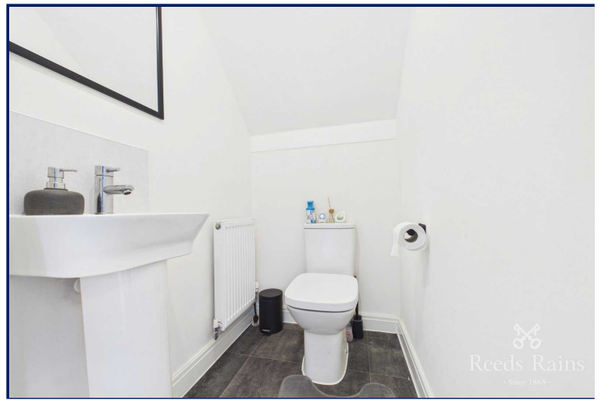
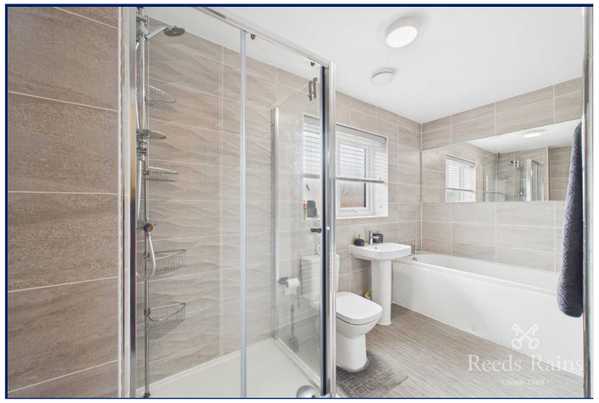
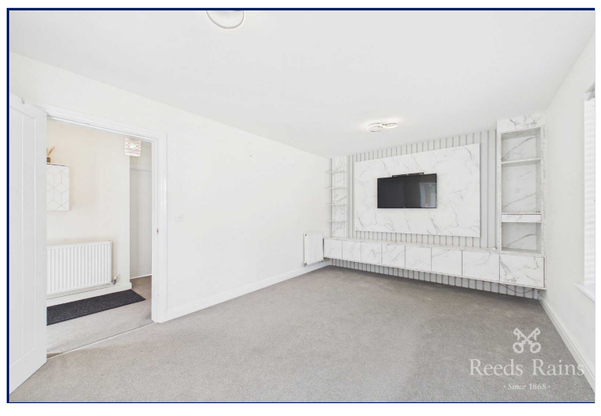


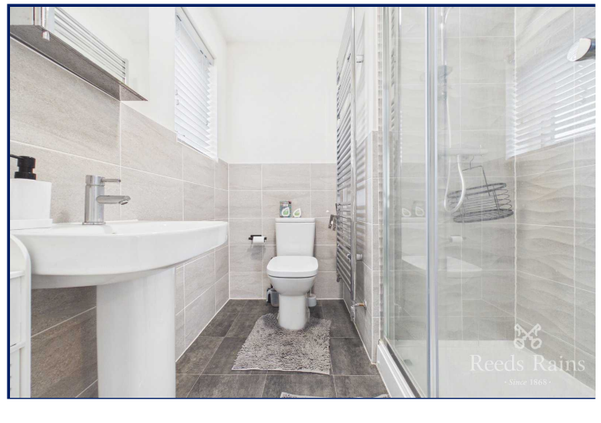


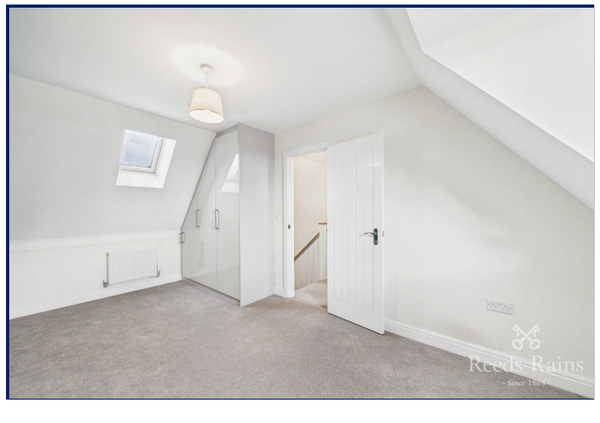












Cohen Avenue, Denton,
Manchester, Greater Manchester,
M34

Asking Price: £385,000
Freehold

Reeds Rains

reedsrains.co.uk

Cohen Avenue, Denton, Manchester, Greater Manchester, M34

Asking Price: £385,000 Freehold

Council Tax Band: D
EPC Rating: TBC

Discover this magnificent detached residence, a true masterpiece set across three spacious floors, offering the perfect blend of elegance, comfort, and convenience. Nestled within the desirable Wainhomes estate, this stunning property is available with no chain delay and is ready for you to move in and make it your new home.

Entrance
Door to front aspect. Stairs to first floor. Radiator.

Cloakroom/wc
With low level wc and wash basin. Radiator.

Lounge
With two double glazed windows and media wall. Two radiators.

Kitchen/Dining Room
A modern kitchen with integrated appliances. Double glazed window and French doors that lead to the garden. Radiator.

First Floor
Storage cupboard.

Bedroom
With double glazed windows and radiator. Fitted wardrobe.

Ensuite Shower Room/wc
A three piece suite of walk in shower, Low level wc and wash basin. Radiator.

Bedroom
With fitted wardrobe, double glazed window and radiator.

Family Bathroom/wc
A four piece suite of walk in shower, low level wc, wash basin and bath. Double glazed window and radiator.

Second Floor

Bedroom
With fitted wardrobe. Double glazed window and radiator.

Bedroom
With fitted wardrobe, double glazed window and radiator.

Shower Room/wc
A three piece suite of walk in shower, low level wc and wash basin.

External
An enclosed garden. Paved patio area leading to the lawn. Allocated parking in the court Yard.

Tenure
Freehold.

Council Tax
Band D

Agents Notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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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.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

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

For full EPC please contact the branch.



Other important information which you will need to know about this property can be found at reedsrains.co.uk