







- Ground Floor
- No Onward Chain
- Close To Shops
- Leasehold
- Ideal first Time Buy
- Two Bedrooms
- Rear Garden
- Excellent Road Links
- Council Tax Band \*A\*
- Call For More Information







This delightful two-bedroom ground floor flat is positioned on Silver Lonnen, in Denton and offers comfortable living space throughout. With no upper chain, the property is ideal for first-time buyers or investors looking for a smooth purchase.

The area offers easy access to local shops, schools, and transport links, making it ideal for families and professionals. With green spaces nearby and a strong community feel, it's a perfect blend of convenience and comfort in a well-established residential area.

Briefly comprising: - entrance hallway leading to a generously proportioned lounge, featuring a charming bay window that floods the space with natural light. The kitchen dining room is positioned to the rear of the property and offers direct access to the rear garden. There are two double bedrooms, both with fitted wardrobes and there is a bathroom and a separate WC. Further benefits include electric heating and double glazing, ensuring comfort and cost-efficiency all year round. Externally there is an easy to maintain garden to the rear.

Don't miss this fantastic opportunity to own a well-located home with plenty of potential.

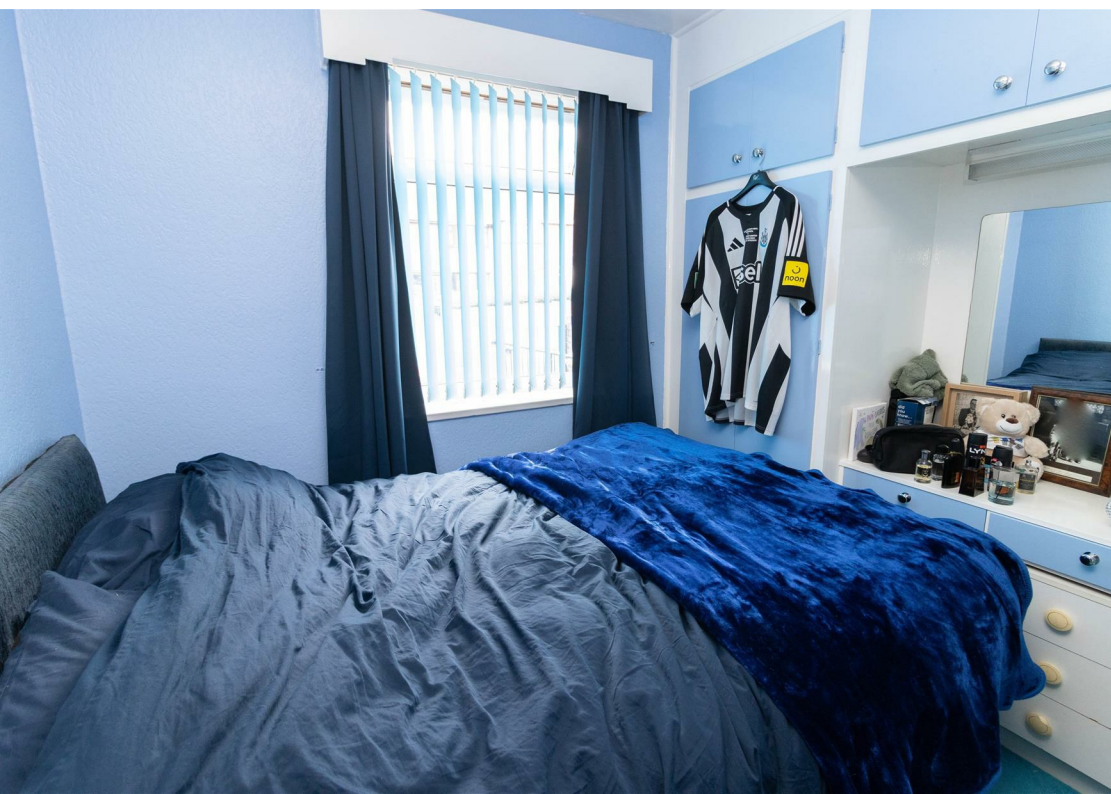
For more information and to book a viewing, please call our Heaton branch on 0191 270 1122.

#### Tenure

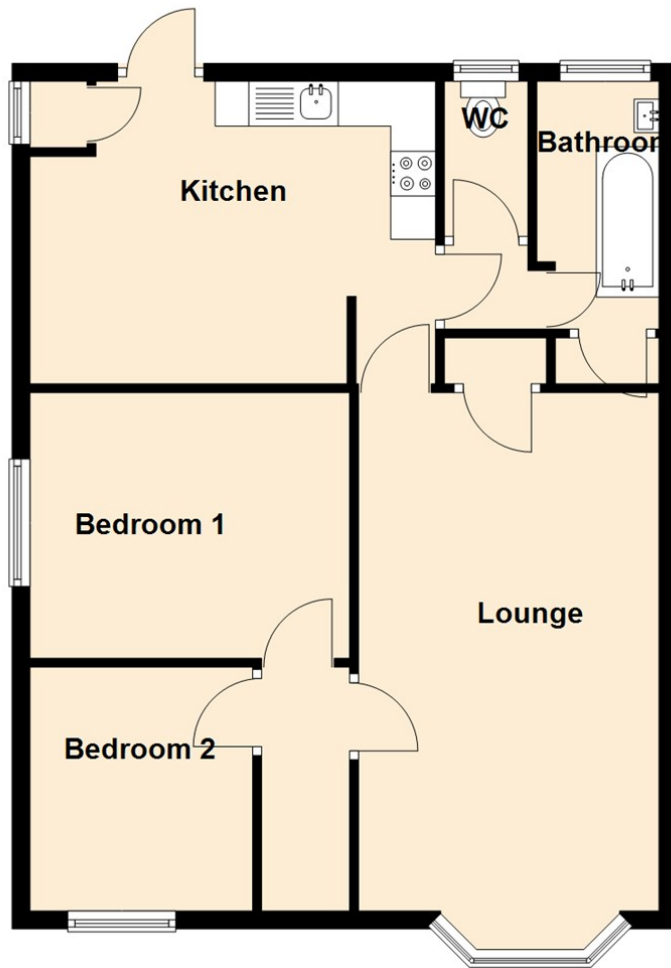
The agent understands the property to be leasehold. However, this should be confirmed with a licensed legal representative.

Council Tax band \* A\*.

The owner is a relative of an employee of Jan Forster Estates and therefore in accordance with the Estate Agents Act 1979 and other legislation is considered to be an Estate Agent by association, and we are making this disclosure to avoid any potential conflict of interests.



## Ground Floor




Lounge 11'10" x 17'5" (3.63 x 5.33)

Kitchen 11'2" x 11'1" (3.41 x 3.38)

Bedroom One 12'9" x 9'8" (3.91 x 2.97)

Bedroom Two 9'2" x 8'10" (2.80 x 2.71)

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

## The difference between house and home

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