

PROPERTY DETAILS

1 Market Street, Denton, Manchester M34 2BN Tel: 0161-320 3388



178 PENDLE ROAD, DENTON, M34 6BJ £185,000 (OIRO)



Sleigh and Son Property Sales are pleased to present this deceptively spacious, two double-bedroom end-terraced home, ideally positioned within a well-established and highly sought-after residential area of Denton. The property is offered to the market with No Vendor Chain, making it an excellent opportunity for first-time buyers or investors. The location provides superb convenience, with reputable primary and secondary schools close by, a range of local shops, regular bus routes to surrounding towns, and excellent motorway connections. Central Denton is also within easy reach, offering a variety of amenities, leisure facilities, and everyday essentials.

In brief, the ground floor comprises an entrance hallway, a bright and generously sized lounge enhanced by dual-aspect windows, and a fitted kitchen. The first floor offers two well-proportioned double bedrooms along with a family bathroom. Externally, the property benefits from an open lawned garden to the front, while the rear boasts a generously sized, enclosed garden featuring both paved and lawned areas, together with a convenient outbuilding ideal for storage.

Early viewings are strongly advised to avoid disappointment.

Tenure: Freehold. Council Tax Band A.

A traditional brick-constructed home with a tiled roof, benefiting from mains gas, electricity, unmetered water supply, and mains drainage.

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PLEASE NOTE THAT WE HAVE NOT TESTED THE EQUIPMENT, APPLIANCES AND SERVICES IN THE PROPERTY, INTERESTED APPLICANTS ARE ADVISED TO COMMISSION THE APPROPRIATE INVESTIGATIONS BEFORE FORMULATING THEIR OFFER TO PURCHASE.

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide for those not yet fully conversant with metric measurements.

IN DETAIL THE ACCOMMODATION COMPRISES:• -

ENTRANCE HALLWAY	uPVC double glazed door to entrance with uPVC double glazed leaded window to the side. Understairs storage cupboard. Radiator. Access to stairs and landing. Doors to lounge and kitchen. Ceiling light points, power points.
LOUNGE	uPVC double glazed window to front aspect and uPVC double glazed window to rear aspect. Two Radiators. Two ceiling light point, power points, TV point.
KITCHEN	Fitted with a range of wall and base units and drawers with complimentary work surface over and stainless sink and drainer unit with central mixer tap. Integrated electric oven and four ring electric hob. Space and plumbing for washing machine. Space for fridge/freezer. Fully tiled walls. Radiator. uPVC double glazed window and uPVC double glazed door to rear aspect. Ceiling light point, power points.
LANDING	uPVC double glazed obscure glass window to side aspect. Access to loft. Ceiling light point.
BEDROOM ONE	Double bedroom. Radiator. Inset storage cupboard housing boiler. Ceiling light point, power points, TV point.
BEDROOM TWO	Double bedroom. Radiator. Wall mounted boiler. uPVC double glazed window to rear aspect. Ceiling light point, power points, TV point.
BATHROOM	Three piece suite comprising of bath with side panel, and wall mounted shower. Sink wash basin on pedestal and low level w/c with inset flush system. Radiator. Part tiled walls. uPVC double glazed obscure glass window to rear aspect. Ceiling light point.
EXTERIOR FRONT	To the front of the property there is an open garden laid mainly to lawn with a path to the entrance. Gate access to rear garden.
EXTERIOR REAR	To the rear of the property there is a paved area extending from the side, along with a lawned garden with trees and mature shrubs. Secure fencing. Outside water tap.
OUTBUILDING	Brick built outbuilding with power and lighting.





