

PROPERTY DETAILS

Est. 1923

**SLEIGH
& SON**

Estate Agency
Solicitors

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

420 CHEETHAM HILL ROAD, DUKINFIELD, SK16 5LB

£250,000

**Three Bedroomed Semi Detached Property. Two Reception Rooms. Driveway. Garage.
Not Overlooked to Rear. Highly Sought After Area. No Vendor Chain.**



Sleigh and Son Property Sales are delighted to offer For Sale this 1930's built three bedroomed deceptively spacious semi detached property situated within a well established area of Dukinfield and offered with No Vendor Chain. This ideal family orientated property benefits from having two reception rooms which can be adapted to suit a range of lifestyle requirements. Furthermore, the property is conveniently close to local reputable schools, whilst excellent transport links, local amenities and shops are also within close vicinity. Early viewings are strongly advised to fully appreciate the overall space and layout that this discerning property has to offer.

In brief the property comprises of an entrance vestibule and hallway with feature stain glass surround to entrance door. Two generously sized light and airy reception rooms lead from the hallway. A modern fitted kitchen with spacious dining area completes the ground floor layout. To the first floor, there are three well-proportioned bedrooms and a family bathroom with separate w/c. To the exterior, the front aspect offers a garden with an ample side driveway with parking for several cars and leading to a detached garage. The garden to the rear aspect has a sizeable lawned area, a paved seating area, rockery and greenhouse, and also has the added benefit of not being directly overlooked.

Council Tax Band: C Tenure: Freehold with a perpetual yearly rentcharge of £11.15.

Traditional brick built property with tiled roof. Mains: Gas, electric, water (metered), sewerage.

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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:•• -

PORCH/VESTIBULE	uPVC double glazed door leading to entrance vestibule. Door to hallway with original stained glass surround. Power points.
HALLWAY	Radiator. Door to understairs storage cupboard housing utilities, wall mounted alarm pad and uPVC double glazed window to side aspect. Doors providing access to reception rooms and kitchen/diner. Ceiling light point, power points.
LOUNGE / RECEPTION ONE	Central wall mounted electric fire with tiled hearth, back plate and surround. Coving to ceiling. Picture rail to walls. uPVC double glazed traditional bay window with curved radiator to front aspect. Ceiling light point, power points.
RECEPTION TWO	Central fitted feature coal effect gas fire with marble hearth, back plate and wooden surround. Coving to ceiling. Picture rail to walls. Radiator. uPVC double glazed box window to rear aspect. Ceiling light point, power points, TV point.
KITCHEN/DINING ROOM	Fitted with a range of wall and base units and drawers with work surface over and stainless steel sink and drainer unit with central mixer tap. Space and plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Radiator. Part wooden panelling to ceiling. Inset storage cupboard with shelving. uPVC double glazed box window to rear aspect. uPVC double glazed window to side aspect. uPVC double glazed door to side aspect. Two ceiling light points, power points.
LANDING	uPVC double glazed window to side aspect. Access to loft. Access to bedrooms, bathroom and separate w/c. Ceiling light point.
BEDROOM ONE	Double bedroom. Picture rail to walls. uPVC double glazed bay window with curved radiator to front aspect. Ceiling light points, power points.
BEDROOM TWO	Double bedroom. Radiator. uPVC double glazed window to rear aspect. Ceiling light point, power points.
BEDROOM THREE	Radiator. uPVC double glazed window to front aspect. Ceiling light point, power points.
BATHROOM	Double enclosed glass cubicle with wall mounted overhead electric shower. PVC panelling surround. Sink/wash basin on vanity unit. Cupboard with shelving and housing Worcester combi boiler. Part tiled walls. uPVC double glazed obscure glass window to rear aspect. Ceiling light point.
SEPARATE W/C	Low level w/c with inset flush. Part tiled walls. uPVC obscure glass window to side aspect. Ceiling light point.
EXTERIOR FRONT	To the front of the property, there are double wrought iron gates leading to a paved driveway and garden laid to lawn. Dwarf brick wall, secure fencing and privets. Mature shrubs and plants. Double wooden doors to continuation of driveway and detached garage. Composite fencing to side aspect.
EXTERIOR REAR	The rear of the garden is not overlooked and has a paved area to the side, and a generously sized lawned area with mature trees and shrubs. There is a rockery and further paved area at the rear of the garden. Mature trees and shrubs. Greenhouse. Outside tap.
DETACHED GARAGE	Sizable detached garage with up and over door to front aspect. Window to side.





