

# PROPERTY DETAILS

Est. 1923

**SLEIGH  
& SON**

Estate Agency  
Solicitors

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23 WHITTLES WALK, DENTON, MANCHESTER, M34 6JN

£240,000 (Offers Over)



Sleigh and Son Property Sales are delighted to offer For Sale this deceptively spacious and well presented three bedroomed family home, enjoying the rare advantage of not being directly overlooked to the front or rear. Offered with No Vendor Chain, this appealing property presents an excellent opportunity for first-time buyers or a growing family, and an early viewing is strongly recommended to fully appreciate the generous space and thoughtful layout on offer.

Upon entering the welcoming entrance hallway, the ground floor immediately provides a superb sense of space and flow. The bright and airy lounge benefits from large windows that allow an abundance of natural light, creating a warm and inviting atmosphere. This leads seamlessly into the dining room, forming a sociable open plan layout ideal for everyday family living. French patio doors open directly onto the private rear garden, which is not overlooked. A stylish and well proportioned kitchen adjoins the dining room and features a range of integrated appliances. The entire ground floor is finished with attractive Karndean flooring, offering a modern, cohesive look that is both practical and visually appealing. To the first floor, the property offers three good-sized bedrooms along with a convenient wet room completing the accommodation.

To the exterior, the front garden has been designed for low maintenance, featuring a newly installed resin pathway, and an attractive artificial lawn that provides year round kerb appeal. The rear garden is predominantly paved, offering a practical outdoor space requiring minimal upkeep, with a rear gate giving access to a secure communal alleyway for added convenience and security. The property also benefits from a rear garage (en bloc) and available parking. Adding to its family appeal, the property overlooks a green to the front, an ideal, safe space for children to play, giving parents added reassurance.

[www.sleighandson.com](http://www.sleighandson.com)

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 VESTIBULE	Composite door with obscure uPVC double glazed side panel and part surround to hallway. Dado rail to walls. Radiator. Cupboard housing utilities and cloakroom. Wall mounted alarm pad. Karndean flooring. Door to lounge. Ceiling light point.
LOUNGE / DINING ROOM	Continuation of karndean flooring to lounge/dining room. Central fitted feature wall mounted electric fire. Concealed understairs fitted storage cupboards. Coving to ceiling. Dado rail to walls. Radiator. uPVC double glazed window to front aspect. Access to stairs and landing. Ceiling light point, four wall light points, power points, TV point. Walk through to dining area. Coving to ceiling. Dado rail to walls. Radiator. uPVC double glazed French patio doors to rear garden. access to kitchen. Ceiling light point, power points.
KITCHEN	Continuation of karndean flooring. Fitted with a range of wall and base units with drawers and complimentary work surface over. Stainless steel sink and drainer unit with one and a half bowl and central mixer tap. Integrated double electric oven with separate four ring gas hob and built in overhead extractor fan. Integrated fridge/freezer, space and plumbing for washing machine. Inset cupboard housing combi boiler. Part tiled walls. uPVC double glazed window to rear aspect. Ceiling light point, power points.
LANDING	Dado rail to walls. Access to bedrooms and wet room. Access to loft which is boarded and insulated. Ceiling light point, power points.
BEDROOM ONE	Double bedroom. Coving to ceiling. Dado rail to walls. Radiator. uPVC double glazed window to front aspect. Ceiling light point, power points, TV point.
BEDROOM TWO	Double bedroom. Coving to ceiling. Dado rail to walls. Radiator. uPVC double glazed window to rear aspect. Ceiling light point, power points.
BEDROOM THREE	Coving to ceiling. Dado rail to walls. Inset wardrobe/storage area. Radiator. uPVC double glazed window to front aspect. Ceiling light point, power points.
WET ROOM	Comprising of wall mounted electric shower, sink wash basin on half pedestal and low level w/c with inset flush system. Heated chrome towel rail. Part tiled walls. Coving to ceiling. Dado rail to walls. Anti slip wet room flooring. uPVC double glazed obscure glass window to rear aspect. Ceiling light point.
EXTERIOR FRONT	The front of the property has a resined path with surround. Artificial grass. Privet surround and secure fencing at front of property.
EXTERIOR REAR	The rear of the property has two paved areas and artificial grass with planters. Secure fencing. Outside tap. Aluminium shed with power. Gate leading to secure passageway.
GARAGE	There is a garage (en bloc) at the rear of the property with up and over door to front. Available parking.

Whittles Walk is a well established and highly regarded residential location, popular with families and commuters alike. The property is situated within easy reach of local shops, everyday amenities and regular bus routes. Reputable schools are also close by and core motorway links are easily accessible. For leisure and recreation, Denton St Lawrence Cricket Club is just a short stroll away, offering a welcoming community atmosphere and open green space.

Tenure: Freehold.

Tax Band B.

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







