PROPERTY DETAILS

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

Est. 1923
SLEIGH & SON
Estate Agency
Solicitors

112 FREDERICK STREET, DENTON, M34 3JA
£265,000 (Offers Over)

A Stylishly Updated and Beautifully Presented Family Home

Sleigh and Son Property Sales are delighted to offer For Sale this beautifully presented, fully modernised and spacious three bedroomed home, ideally positioned close to central Denton and its excellent range of amenities.

Lovingly upgraded by the current owners to an impressive standard, this family orientated property combines chic contemporary styling with a warm, homely feel, making it an ideal choice for first time buyers, young families or anyone seeking a true turn key home.

Over the past four years, the property has undergone an extensive programme of improvements, including: new main roof including the conservatory, full uPVC double glazing throughout with composite porch and front door; replacement internal doors; a complete electrical rewire; a modern fitted kitchen and bathroom; upgraded ground floor radiators; feature log burner to the lounge; new skirting boards, flooring and window blinds; freshly plastered ground floor walls; a new garage door; and a fully landscaped rear garden. These thoughtful upgrades provide valuable peace of mind for any purchaser, with all major works completed to a high standard.

Upon entering, a practical vestibule opens into a welcoming hallway. The spacious lounge is bright and inviting, centred around a feature log burner that creates a cosy atmosphere perfect for relaxed evenings. Double doors lead through to the impressive kitchen dining area, where a stylish modern kitchen is complemented by a matching island with seating, ideal for everyday living and entertaining. Patio doors open into the generous conservatory, a bright and airy additional living space with French doors leading out to the beautifully landscaped garden. The seamless flow between the kitchen, dining area and conservatory creates a spacious open plan feel, offering excellent versatility and ample space for larger families. To the first floor, there are three well proportioned bedrooms, providing comfortable and flexible accommodation for family living, guests or home working. A sleek, contemporary family bathroom completes the upper level.

Externally, the property benefits from a paved frontage and driveway offering convenient off road parking, along with a useful electric vehicle charging point. The landscaped rear garden is a standout feature; an attractive, low maintenance outdoor retreat designed with relaxation and entertaining in mind. A generous Indian stone patio provides the perfect setting for outdoor dining and summer gatherings. Beyond this, a well kept lawn leads to a decked seating area at the rear, offering a peaceful spot to unwind. Mature shrubs and raised wooden flower beds add colour, texture and charm to this delightful garden. An attached garage provides secure off road parking and valuable additional storage.

Stylish, spacious and ready to move into, this wonderful home is sure to impress. An early viewing is strongly recommended to fully appreciate the quality of finish and excellent accommodation on offer.

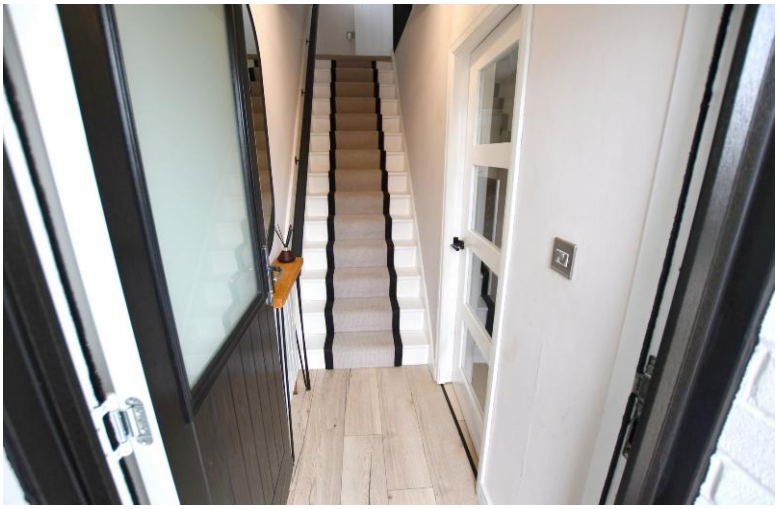
Frederick Street is a popular residential location in Central Denton, ideally situated close to a wide range of local shops, amenities and leisure facilities, including Denton Wellness Centre and Crown Point North Retail Park. The property also benefits from excellent transport links to Manchester and the surrounding areas, with a selection of well-regarded schools nearby.

Tenure: Leasehold. 999 years from 11th June 1962. Yearly rent £7. Council Tax B.

Traditionally brick built property with tiled roof. Mains; Gas, electric, water (metered) drainage.

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.

IN DETAIL THE ACCOMMODATION COMPRISES:• -

ENTRANCE VESTIBULE	Built with brick base and sliding composite glass doors to entrance. uPVC double glazed window to side. Wall light point. Composite door to entrance hallway.
HALLWAY	Wooden effect laminate flooring. Radiator. Access to stairs and landing. Access to lounge. Ceiling light point.
LOUNGE	Feature log burner beneath a rustic timber beam, with exposed flue. Wooden effect laminate flooring and radiator. uPVC double glazed window to front aspect. Double doors leading to kitchen/dining area. Ceiling light point, power points, TV point.
KITCHEN/DINING AREA	Fitted with a range of wall and base units with drawers and complimentary work surface over. Stainless steel square sink with central mixer tap. Integrated electric oven with four ring induction hob and inbuilt extractor fan. Integrated fridge/freezer. Complimentary centre island seating area with four pendant ceiling light over. Wall mounted vertical radiator. Wooden effect laminate flooring. Door to storage cupboard. uPVC double glazed sliding patio doors to conservatory. Inset spot lights to ceiling. Power points.
CONSERVATORY	uPVC double glazed conservatory with uPVC base surround and insulated roof. uPVC double glazed French doors to rear garden. Two wall light points, power points.
LANDING	uPVC double glazed window to side aspect. Inset storage cupboard with shelves. Access to bedrooms and bathroom. Access to loft. Ceiling light point, power points.
BEDROOM ONE	Double bedroom. Wooden effect laminate flooring. Shaker wall panelling to main wall. Radiator. uPVC double glazed window to front aspect. Ceiling light point, power points, TV point.
BEDROOM TWO	Double bedroom. Wooden effect laminate flooring. Radiator, uPVC double glazed window to rear aspect. Ceiling light point, power points.
BEDROOM THREE	Radiator. Wooden effect laminate flooring. uPVC double glazed window to front aspect. Ceiling light point, power points.
BATHROOM	Three piece suite comprising bath with side panel, wall mounted 'Rainfall' shower with separate attachment and glass side shower screen. Floating sink/wash basin on vanity drawer unit and low level w/c with inset flush system. Complimentary wall unit with glass front. Wall mounted feature radiator. uPVC double glazed obscure glass window. to rear aspect. Inset spot lights to ceiling.
EXTERIOR FRONT	The front of the property is paved with a driveway for several vehicles, leading to an attached garage. Brick wall frontage with shrubs over. Concealed electric charging point.

EXTERIOR REAR	The rear of the property has an Indian stone patio area, grass laid to lawn with raised wooden flower beds with mature trees and shrubs. Decked area. Secure fencing. Plastic shed. Door to garage.
GARAGE	Remote control operated up and over door. Power and lighting. Wall mounted combi boiler. Plumbing for washing machine. Door to rear garden.