

PROPERTY DETAILS

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



20 KELBORO AVENUE, AUDENSHAW, M34 5UH £250,000 (Offers Over)



Sleigh & Son Property Sales are delighted to present For Sale this immaculately presented two bedroomed semi-detached bungalow, recently renovated to a high standard and ideally positioned on a quiet cul-de-sac within a highly sought-after area of Audenshaw. Offered with No Vendor Chain, the property is ready for immediate occupation.

Thoughtfully designed to maximise space and natural flow, the accommodation begins with a practical vestibule opening into a bright, spacious, and comfortable lounge. An inner hallway leads to the remaining rooms. The modern kitchen is well-appointed with a range of units, generous work surfaces, ample storage, and a composite door providing access to the side elevation. The contemporary bathroom features a double shower cubicle and a stylish suite, while both double bedrooms enjoy pleasant views over the landscaped rear garden.

Externally, the property benefits from a sizeable block-paved driveway offering ample off-road parking. To the rear, the private, non-overlooked garden has been designed for low maintenance, featuring a paved seating area ideal for relaxing or entertaining, steps leading to a pebbled section, and an attractive selection of mature trees and shrubs. Combining a prime location with beautifully presented accommodation, this appealing home is expected to attract strong interest. An early viewing is highly recommended.

The property is ideally positioned close to Audenshaw and Fairfield High School and is within easy reach of local amenities, transport links and motorway connections, offering straightforward access to Manchester city centre

Tenure: Freehold. Council Tax Band C

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:• -

PORCH/VESTIBULE	uPVC composite door to vestibule. uPVC double glazed window to front aspect. Door to lounge. Ceiling light point.
LOUNGE	Wall mounted inset feature electric fire with mock flame, with wooden beam over. Two wall mounted feature radiators. uPVC double glazed window to front aspect. Door to inner hallway. Ceiling light point, power points, TV point.
INNER HALLWAY	L shaped hallway. Radiator. Access to loft. Doors to kitchen, bedrooms and bathroom. Ceiling light point.
KITCHEN	Fitted with a range of wall and base units with complimentary work surface over and splash back. Stainless steel sink and drainer unit with central mixer tap. Integrated electric oven with four ring induction hob and overhead chimney style extractor fan. Space for fridge/freezer and space and plumbing for washing machine. Inset cupboard housing combi boiler. Wooden effect laminate flooring. Radiator. uPVC double glazed window to front aspect. Composite door to side aspect. Ceiling light point, power points.
BEDROOM ONE	Double bedroom. Wall mounted feature radiator. uPVC double glazed window to rear aspect. Ceiling light point, power points.
BEDROOM TWO	Double bedroom. Wall mounted feature radiator. uPVC double glazed window to rear aspect. Ceiling light point, power points.
BATHROOM	Three piece suite comprising of enclosed double shower cubicle with wall mounted "Rainfall" shower and separate hose attachment. Sink wash basin on vanity unit and low level w/c with inset flush system. Heated chrome towel rail. Tiled walls and tiled floor. Inset spot lights to ceiling. Two uPVC double glazed obscure glass windows to side aspect.
EXTERIOR FRONT	The front of the property has a blocked paved driveway with ample parking. Shaled area and brick wall. Secure fencing. Paving continues to side aspect with outside tap, wall light and composite door leading to kitchen.
EXTERIOR REAR	The rear of the property is not overlooked and has a paved area with steps leading to pebbled areas with mature shrubs and trees. Secure fencing with composite fencing to one side. Traditionally brick-built property with tiled roof. Mains: Gas, electric, water (unmetered), sewerage. Full rewire recently completed





