

# PROPERTY DETAILS

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



## 93 TOWN LANE, DENTON, MANCHESTER, M34 2DF £250,000 (Guide Price)



Sleigh and Son Property Sales are delighted to offer For Sale this three bedroomed semi detached property situated on Town Lane, a well established and highly sought after residential location in Denton and ideally offered with No Vendor Chain. The property offers significant scope for extension to both the side and rear (subject to the necessary planning permissions), making it an ideal long term home for a growing family.

The accommodation briefly comprises an entrance hallway leading to a bright and spacious lounge with feature fire, looking out onto the beautiful and colourful rear garden. There is also a fitted kitchen providing access to the garden. To the first floor are three generously proportioned bedrooms and a family bathroom. Externally the property benefits from a substantial driveway to the front, providing off road parking for several vehicles. To the rear is a generous and exceptionally well kept garden, creating a peaceful outdoor retreat ideal for relaxation and entertaining. The garden features multiple paved seating areas, a well-kept lawn, mature shrubs, an array of colourful flowers and plants, and an attractive rockery, offering plenty of space to enjoy throughout the seasons.

Denton Town Centre offers a wide range of supermarkets, shops, cafes and leisure facilities. The property is within easy reach of excellent primary and secondary schools, making it a fantastic choice for families. There are excellent transport links to Manchester City Centre and the surrounding areas and regular bus services also operate nearby. For those who enjoy the outdoors, a picturesque greenbelt nature trail is just a short walk away, leading to the beautiful Reddish Vale Country Park. Town Lane offers the perfect blend of convenience, connectivity and community and early viewings are highly recommended.

Tenure: Freehold subject to a perpetual yearly rentcharge of £5. Council Tax Band B.

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

[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:• -**

- HALLWAY** Composite door to hallway. Radiator. Three small wall cupboards housing utilities and wall mounted alarm pad. Access to stairs and landing. Door to lounge. Ceiling light point.
- LOUNGE** Central feature fitted gas fire with hearth, back plate and wooden surround. Coving to ceiling. Dado rail to walls. Two radiators. uPVC double glazed bay window to front aspect and uPVC double glazed window to rear aspect. Door to kitchen. Ceiling light point, power points, TV point.
- KITCHEN** Fitted with a range of wall and base units with work surface over. Stainless steel sink and drainer unit with taps. Space for base fridge and base freezer. Space for oven. Space and plumbing for washing machine. Fully tiled walls. Two uPVC double glazed windows, one with obscure glass, to side aspect. uPVC double glazed door to rear garden. Ceiling light point, power points.
- LANDING** uPVC double glazed frosted glass window to side aspect. Access to bedrooms and bathroom. Access to loft. Wall light point. Power points.
- BEDROOM ONE** Radiator. uPVC double glazed bay window to front aspect. Ceiling light point, power points.
- BEDROOM TWO** Radiator. Wall mounted combi boiler. uPVC double glazed window to rear aspect. Ceiling light point, power points.
- BEDROOM THREE** Radiator. uPVC double glazed window to front aspect. Inset shelving to wall.
- BATHROOM** Three piece suite comprising wall mounted electric shower with enclosed glass shower cubicle. Sink wash basin on pedestal and low level w/c with 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 are double wrought iron gates leading to paved driveway and paved front. Brick wall with privets and secure fencing. Further double wrought iron gates leading to side and rear garden.
- EXTERIOR REAR** The rear of the property has several paved areas and a large grassed area with mature shrubs, flowers and plants and a rockery at the rear of the garden. Secure fencing on one side and privets on the other. Attached brick built storage area to house with window surround and door access.





