PROPERTY DETAILS

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

Est. 1923
SLEIGH & SON
Estate Agency
Solicitors

38 WAKELING ROAD, DENTON, M34 6ES
£315,000 (Offers Over)





Introducing 38 Wakeling Road

Sleigh and Son Property Sales are delighted to offer to For Sale this well presented and characterful home, situated within a well established and highly desirable residential area of Denton. Ideally offered For Sale with No Vendor Chain, this charming property occupies a generous corner plot and offers exciting potential for future extension, subject to the necessary planning permissions.

This welcoming and individually styled home presents an excellent opportunity for growing families seeking a property that combines character, space and future potential. Offering scope to personalise, modernise and adapt to suit individual requirements, it provides the perfect foundation for creating a forever family home tailored to your lifestyle for years to come.

Upon entering the property, you are greeted by a spacious and welcoming entrance hallway, leading through to a stylishly presented lounge that provides the perfect space to relax with family and friends. The lounge flows effortlessly into the dining area, creating a wonderful sense of space and an ideal setting for both everyday living and entertaining. Patio doors open into a bright conservatory, offering pleasant views over the attractive rear garden. The well appointed fitted kitchen features an excellent range of storage cupboards and generous worktop space, combining practicality with daily convenience. The kitchen leads to a useful utility room, providing additional storage and space for a washing machine and other household appliances. From the utility room, there is access to the integral garage, which offers further storage and additional space for white goods.

To the first floor, the property continues to impress with three generously proportioned bedrooms, each thoughtfully designed to maximise comfort. All three bedrooms benefit from fitted wardrobes, providing excellent built in storage and helping to create a clean and uncluttered living environment. Completing the first floor accommodation is a spacious family bathroom, with dual aspect windows, creating a bright and airy feel. Well positioned to serve all bedrooms, the bathroom offers ample space for modern family living while presenting further potential for buyers wishing to personalise and enhance the room to their own taste.

To the front, the property boasts a paved driveway providing off road parking and leading to an attached garage, with the added benefit of a gated covered car port to the side. A well maintained lawned garden, complemented by an attractive selection of mature shrubs and enclosed by a brick wall, adds to the property's kerb appeal. To the rear, the property enjoys a truly delightful, private garden which is not directly overlooked. A lovely paved seating area provides the perfect spot for outdoor dining and entertaining. The garden is arranged with a number of lawned areas, with mature trees and established shrubs, creating a charming setting.

This distinctive home has so much to offer and an early viewing is highly recommended.

Wakeling Road enjoys a highly desirable location in Denton, ideally positioned close to a range of local amenities, well-regarded schools and excellent transport links. The property also benefits from its proximity to both Hulmes Wood Nature Reserve and Haughton Green Nature Reserve, offering the perfect opportunity to enjoy the great outdoors, beautiful natural surroundings and picturesque scenic walks.

Tenure: Leasehold. 999 years from 7th December 1961. Nominal yearly rent.

Council Tax Band C

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

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	uPVC double glazed sliding patio door to entrance vestibule. Tiled floor. Spot lights. uPVC double glazed door leading to hallway.
HALLWAY	Wooden effect laminate flooring. Radiator. Door to lounge. Access to stairs and landing. Spot lights, power points. Wall mounted alarm system with pet friendly motion sensors.
LOUNGE THROUGH DINER	Central feature fitted inset coal effect gas fire with stone surround. Wooden effect laminate flooring. Coving to ceiling. Spot lights, two wall lights, power points. Archway to dining room. Continuation of wooden effect laminate flooring. Radiator. Coving to ceiling. Spot lights, two wall lights, ceiling light point, power points. uPVC double glazed sliding patio door to conservatory. Door to kitchen.
CONSERVATORY	uPVC double glazed window surround. Wooden effect laminate flooring. Wall light point. uPVC double glazed sliding patio door to rear garden.
KITCHEN	Fitted with a range of wall and base units with work surface over and sink and drainer unit with central mixer tap. Integrated electric oven with four ring electric hob and in built extractor fan. Integrated fridge and integrated dishwasher. Fully tiled walls and tiled floor. uPVC double glazed box bay window to rear aspect. Door to utility room. Spot lights. Power points.
UTILITY ROOM	Base cupboards housing washing machine and wall storage unit. Tiled floor, tiled walls. uPVC double glazed sliding patio door to rear garden. Door to integral garage. Spot lights, power points.
LANDING	Coving to ceiling. uPVC double glazed obscure glass window to side aspect. Access to bedrooms and bathroom. Access to loft which is part boarded and insulated. Spot lights, power points.
BEDROOM ONE	Master bedroom fitted with a range of mirrored wardrobes and overhead units. Complimentary dressing table area with drawers and overhead spot lights. Radiator. Coving to ceiling. uPVC double glazed window to front aspect. Spot lights, power points.
BEDROOM TWO	Double bedroom with fitted mirrored wardrobes and complimentary dressing table area with drawers. Radiator. Coving to ceiling. uPVC double glazed window to rear aspect. Spot lights, ceiling light point, power points.
BEDROOM THREE	Fitted wardrobes with sliding doors. Complimentary work station with drawers and surface over. Radiator. Coving to ceiling. uPVC double glazed window to front aspect. Spot lights, ceiling light point, power points.
BATHROOM	Three piece suite comprising corner bath with side panel and wall mounted shower. Sink wash basin on base vanity unit with drawers and surface over and low level w/c with flush. Complimentary wall mounted illuminated mirror. Tiled walls. Heated chrome towel rail. PVC laminated ceiling with inset spot lights. uPVC double glazed

	frosted glass window to rear aspect and uPVC double glazed frosted glass window to side aspect.
EXTERIOR FRONT	To the front of the property there is a paved driveway leading to an integral garage, Wrought iron gates opening to a covered side carport. A brick wall borders the front and side, with mature shrubs and plants and a separate lawned area.
EXTERIOR SIDE	Secure covered paved car port leading to rear garden. Outside hot/cold water tap ideal for washing pets, cleaning muddy boots, or car washing. Secure fencing.
EXTERIOR REAR	The rear of the property is not overlooked and has a paved area and several grassed areas with mature trees, flower beds and shrubs. Secure fencing. Outside tap.
GARAGE	Integral garage with up and over door with power and lighting. Free standing fridge freezer. Wall mounted 'Worcester' combi boiler. Door to utility room.















































