

PROPERTY DETAILS

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



44 MANSFIELD AVENUE, DENTON, M34 3WR

£190,000 (Offers Over)

Two bedroomed semi detached bungalow with a generous driveway and detached garage, offered with no vendor chain. Ideally located close to central Denton and local amenities. Early viewings are strongly advised.



Sleigh and Son Property Sales are pleased to present For Sale this two bedroomed semi detached bungalow, positioned within a well established and highly popular residential area of Denton, and ideally offered with No Vendor Chain. Attractively priced to encourage early interest, the property is conveniently located close to central Denton, Crown Point North Retail Park, reputable schools, restaurants, shops and key transport links. It provides an excellent opportunity for any discerning purchaser wishing to update and personalise the accommodation to their own taste.

Early viewings are strongly advised to fully appreciate the scope and potential this property offers. In brief, the accommodation comprises an entrance vestibule, a lounge featuring a multi-fuel stove fire, a fitted kitchen, two well proportioned bedrooms and a three piece bathroom suite.

Externally, to the front aspect the property benefits from a block paved side driveway providing parking for several vehicles, along with a detached garage. To the rear is an enclosed lawned garden with a raised decked seating area.

Council Tax B.

Tenure: Leasehold. 999 years from 25th March 1956. Yearly rent £9.00

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

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.

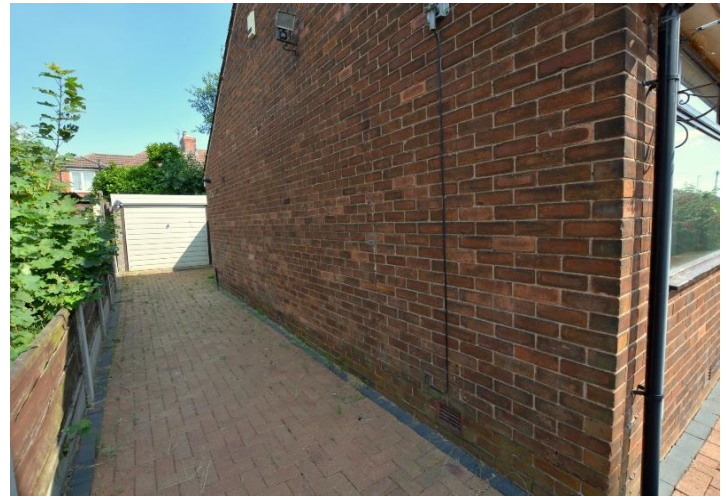
IN DETAIL THE ACCOMMODATION COMPRISES:• -

ENTRANCE VESTIBULE	Door to entrance vestibule with glass window to side. Tiled floor. PVC panelled ceiling. Door to lounge. Ceiling light point.
LOUNGE	Central multi-fuel stove fire to main chimney breast with stone hearth. Inset cupboard housing utilities. Radiator. Window to front aspect. Door to inner hallway. Ceiling light point, power points, TV point.
INNER HALLWAY	Wall mounted alarm pad. Access to kitchen and bathroom. Access to loft. Ceiling light point, power points.
KITCHEN	Fitted with wall and base units with work surface over. Integrated electric oven with separate four ring gas hob and built in extractor fan. Stainless steel sink and drainer unit with central mixer tap. Space and plumbing for washing machine. Space for fridge/freezer. Radiator. Part tiled walls. uPVC double glazed window to rear aspect. uPVC double glazed door to rear garden. Ceiling light point, power points.
BEDROOM ONE	Double bedroom. Fitted wardrobes and overhead cupboards. Radiator. Window to front aspect. Ceiling light point, power points.
BEDROOM TWO	Wooden effect laminate flooring. Radiator. uPVC double glazed window to rear aspect. Ceiling light points, power points.
BATHROOM	Three piece suite comprising double shower cubicle with glass screen and wall mounted shower. Sink wash basin on pedestal and low level w/c with flush. Radiator. uPVC double glazed obscure glass window to rear aspect. Ceiling light point.
EXTERIOR FRONT	The front of the property has a block paved driveway leading to a detached garage. Grass laid to lawn. Mature trees and shrubs. Brick wall front and secure fencing to one side and mature shrubs the other. Side gate to rear garden.
EXTERIOR REAR	The rear of the property is mainly grass laid to lawn with a small paved area and a raised decked area. Trees and mature shrubs. Gate to side aspect. Outside tap.
GARAGE	Detached garage with up and over door. Power and lighting.



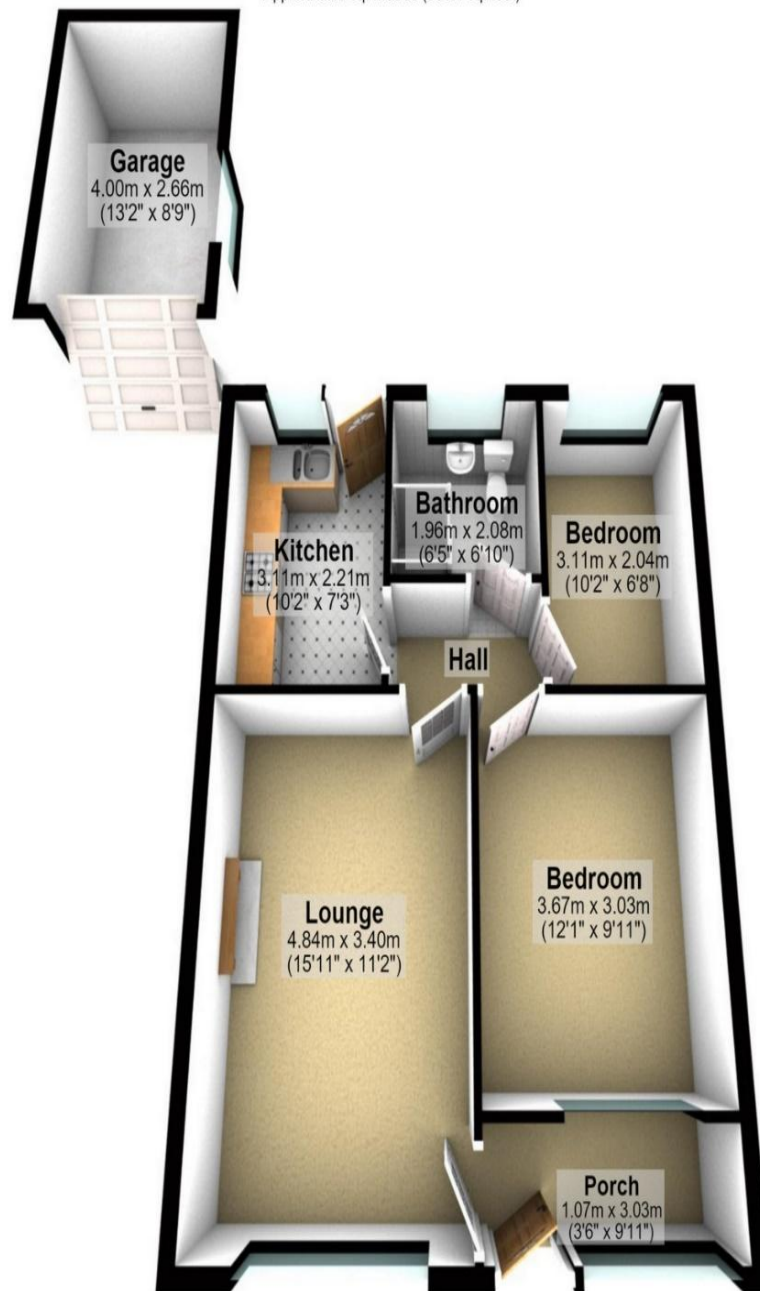






Ground Floor

Approx. 63.2 sq. metres (680.4 sq. feet)



Whilst all care has been taken to measure the rooms accurately, they should be used for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.
Plan produced using PlanUp.