

PROPERTY DETAILS

Est. 1923

**SLEIGH
& SON**

Estate Agency
Solicitors

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

3 LYDGATE CLOSE, DENTON, M34 7GW £270,000



Sleigh and Son Property Sales are delighted to offer For Sale this well maintained and spacious two bedroom semi detached bungalow, situated within a quiet and well established cul-de-sac in the highly sought after area of Haughton Green. Offered to the market with No Vendor Chain, this charming home presents an excellent opportunity for a wide range of purchasers, including downsizers, first-time buyers and those seeking the convenience of single-level living in a desirable residential setting.

Upon entering the property, you are welcomed by an entrance vestibule leading into the hallway with access to all the main living spaces. At the front of the property is a bright and generously proportioned lounge providing a comfortable environment to relax or unwind in. The well appointed kitchen offers a practical layout for everyday living. The conservatory, which flows from the kitchen, is a versatile and light-filled room that provides valuable living space. Overlooking the rear garden, this lovely room would make an ideal dining area, sitting room, hobby space or peaceful retreat in which to enjoy the garden views. The property boasts two generously sized double bedrooms, both of which benefit from fitted wardrobes, providing excellent storage solutions. A well presented family bathroom completes the accommodation. To the front of the property, a substantial driveway provides ample off-road parking for several vehicles. The lawned front garden is complemented by well stocked borders and pretty shrubs. The rear garden offers a private and enjoyable space with a patio area to enjoy the outdoors and two lawned sections. A detached garage, complete with power and lighting, provides excellent storage, workshop potential or additional secure parking if required.

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.

Lydgate Close is situated close to Haughton Green Village and just a short walk away from the Haughton Dale Nature Reserve; a picturesque and popular destination offering beautiful walks and open green spaces right on the doorstep. The village centre offers a variety of shops and restaurants. Well regarded schools and bus routes are close by, and excellent transport links provide straightforward access to Manchester City Centre and beyond, allowing you to enjoy a quiet suburban lifestyle with superb connectivity.

Tenure: Freehold. Council Tax Band: C. Construction: Traditionally brick-built with tiled roof. Services: Mains electric, gas, water (metered), sewerage, WI-FI

ENTRANCE VESTIBULE	uPVC double glazed side aspect door to brick built vestibule. Inset cupboard housing utilities. uPVC double glazed door to hallway. Ceiling light point.
HALLWAY	Wall mounted alarm pad. Dado rail to walls. Coving to ceiling. Radiator. Doors to lounge, kitchen, bedrooms and bathroom. Access to loft. Ceiling light point, power points.
LOUNGE	Central feature fitted coal effect gas fire with marble hearth, back plate and wooden surround. Dado rail to walls. Coving to ceiling. Radiator. Ceiling light points, two wall light points, power points, TV point.
KITCHEN	Fitted with a range of wall and base unit and drawers with complimentary work surface over. Stainless steel one and half bowl sink and drainer unit with central mixer tap. Integrated electric oven with separate four ring gas hob and overhead chimney style extractor fan. Space and plumbing for washing machine and space for single fridge/freezer. Space for small dishwasher. Radiator. Part tiled walls. Wooden effect laminate flooring. uPVC double glazed window to side aspect. uPVC double glazed window to rear aspect. Door to conservatory. Inset spot lights to ceiling. Power points.
CONSERVATORY	Built with brick based with uPVC double glazed surround. Radiator. uPVC double glazed door to rear garden. Ceiling light point, power points.
BEDROOM ONE	Double bedroom. Fitted with a range of wardrobes, drawers and overhead cupboards. Door to inset storage cupboard with shelving and housing wall mounted combi boiler. Radiator. uPVC double glazed window to front aspect. Ceiling light point, power points.
BEDROOM TWO	Fitted with a range of wardrobes, drawers and overhead cupboards and separate dressing table with drawers. Coving to ceiling. Radiator. uPVC double glazed window to rear aspect. Ceiling light point, power points, TV point.
BATHROOM	Three piece suite comprising of bath with side panel and wall mounted shower with glass side panel. Sink wash basin on pedestal and low level w/c with flush. Fully tiled walls and tiled floor. Radiator. uPVC double glazed obscure glass window to side aspect. Inset spot lights to ceiling.
EXTERIOR FRONT	The front of the property has double wrought iron gates to block paved driveway, providing access to the side of the property and detached garage. Grass laid mainly to lawn and wall and priveted front. Mature shrubs and stocked borders. Secure fencing. Wall light at side.
EXTERIOR REAR	The rear of the property has a paved area, grass laid mainly to lawn and a further raised grassed area with stone surround. Mature shrubs. Secure fencing. Outside tap.
DETACHED GARAGE	With up and over door to front aspect. Power and lighting.





