PROPERTY DETAILS

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

Est. 1923
SLEIGH & SON
Estate Agency
Solicitors

26 CHURCHFIELDS, AUDENSHAW, M34 5HZ
£230,000 (Offers Over)





Introducing 26 Churchfields

Sleigh & Son Property Sales are delighted to offer for sale this deceptively spacious and well maintained three bedroomed family home, occupying a highly sought-after residential location and offered to the open market with No Vendor Chain.

Presented to a good standard throughout, this attractive property provides generous living accommodation ideal for a range of purchasers, including first time buyers, growing families or those looking to downsize. Competitively priced to encourage early interest, we anticipate strong demand due to the many features on offer.

Upon entering the property, a bright and welcoming entrance hallway leads through to the spacious and well presented lounge. Double doors open into the dining area, creating an excellent space for both everyday family living and entertaining. Patio doors provide direct access to the rear garden, while an opening leads into the fitted kitchen, which boasts a comprehensive range of integrated appliances including a fridge, freezer, washing machine, dishwasher, oven and hob, ensuring all modern day requirements are catered for. To the first floor, the property benefits from three well proportioned bedrooms, two of which feature fitted wardrobes, together with a stylish family bathroom.

Externally, the property enjoys a driveway to the front providing off road parking, whilst to the rear is a beautifully maintained, leafy garden that offers a high degree of privacy and is not overlooked, creating a wonderful outdoor space to relax and unwind.

Churchfields is ideally situated in a popular area in Audenshaw, offering a convenient setting close to a range of local shops, supermarkets, leisure facilities and green spaces. The area is well suited to families, with excellent primary and secondary schools including the reputable Audenshaw High School for Boys and Fairfield High School for Girls. Excellent transport links include Guide Bridge railway station, local bus services and Metrolink connections, while easy access to the M60 motorway makes commuting to Manchester and the surrounding areas straightforward.

Early viewings are highly recommended to fully appreciate the size, presentation and desirable location of this excellent family home.

Council Tax Band B

Tenure: Leasehold. 999 years from 3rd February 1989. Yearly Rent £50

Traditional brick built property with tiled roof. Mains include Gas, electric, water (metered) and WIFI.



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 HALLWAY	Composite door to entrance hallway. Wood effect laminate flooring, radiator and base cupboard housing gas meter. Access to stairs and landing and door to lounge. Ceiling light point, power point.
LOUNGE	Centrally fitted wall mounted feature mock flame stone effect electric fire. Dado rail to walls, radiator, wood effect laminate flooring and door to under stairs storage area. uPVC double glazed leaded window to front aspect with deep sill and double doors leading to dining room. Ceiling light point, power points.
DINING ROOM	Dado rail to walls, radiator and wood effect laminate flooring. uPVC double glazed French patio doors to rear garden and walk through to kitchen. Ceiling light point, power points.
KITCHEN	Fully integrated kitchen fitted with a range of wall and base units and drawers with work surface and separate stainless steel round bowl sink and drainer unit with central mixer tap. Integrated oven with five ring gas hob with splashback and overhead chimney style extractor fan. Integrated fridge, freezer, washer and dishwasher. Concealed combi boiler, wood effect laminate flooring, part tiled walls and uPVC double glazed window to rear aspect. Ceiling light point, power points.
LANDING	Access to bedrooms and bathroom. Access to partly boarded loft with lighting and pull down step ladders. Ceiling light point, power points
BEDROOM ONE	Fitted with a range of wardrobes, overhead units and side base drawers with inset recess for bed. Radiator, wood effect laminate flooring and uPVC double glazed leaded glass window to front aspect. Ceiling light point, power points, TV point.
BEDROOM TWO	Fitted mirrored wardrobes to one wall, wood effect laminate flooring and radiator. uPVC double glazed window to rear aspect. Ceiling light point, power points, TV point.
BEDROOM THREE	Wood effect laminate flooring, radiator and door to storage/wardrobe area. uPVC double glazed leaded glass window to front aspect. Ceiling light point, power points.
BATHROOM	Fully tiled walls and floor and comprising of enclosed shower cubicle with wall mounted shower and combination wc/sink unit - low level wc with inset flush system and sink wash basin on base vanity unit. Heated chrome towel rail and uPVC double glazed obscure glass window to rear aspect. Inset spot lights to ceiling.
EXTERIOR	To the front aspect is a driveway for off road parking with side block brick pathway leading to entrance, whilst to the rear is a garden laid mainly to artificial lawn with plant borders, block brick paved patio seating area with steps leading to a further paved area with garden shed. Gate access to neighbouring bin storage. Water tap and wall light point.





















