

PROPERTY DETAILS

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



17 ST MARYS AVENUE, HAUGHTON GREEN, M34 7QG
£250,000 (Offers Over)



Sleigh and Son Property Sales are delighted to offer For Sale this three bedroomed semi detached property, ideally located in the highly sought after area of Haughton Green, Denton and offered with No Vendor Chain. This property presents an excellent opportunity for buyers looking to create a wonderful long term family home. Occupying a generous corner plot, the home benefits from two spacious reception rooms and offers significant potential for extension (subject to the necessary planning permissions), making it perfectly suited to a growing family. Conveniently positioned close to local shops, restaurants, well-regarded schools, public transport links, and major motorway connections, the property also enjoys easy access to the beautiful Haughton Dale Nature Reserve, a popular spot for walking and enjoying the outdoors, and just a short stroll away.

In brief, the ground floor comprises an entrance hallway, a spacious lounge, a second well-proportioned reception room overlooking the garden, and a fitted kitchen. To the first floor, there are three good-sized bedrooms, two of which benefit from fitted wardrobes, along with a family bathroom. Externally, the property offers a substantial block-paved driveway to the front and side, providing ample off-road parking. The south-facing rear garden is not overlooked, offering a high degree of privacy and excellent potential to create a beautifully landscaped outdoor space. It features a paved seating area with steps leading to a lawned section, along with mature trees and shrubs. Additionally, the property benefits from a detached garage.

Tenure: Freehold. Council Tax Band: C.

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

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	uPVC double glazed door to hallway. Coving to ceiling. Radiator. Cupboard housing utilities. Inset understairs storage cupboard with lighting. uPVC double glazed obscure glass window to front aspect. Doors to separate reception rooms and kitchen. Access to stairs and landing. Ceiling light point, power points.
RECEPTION ONE	Radiator. Inset recess with marble surround. Coving to ceiling. Picture rail to walls. uPVC double glazed box bay window to front aspect. Ceiling light point, power points.
RECEPTION TWO	Radiator. uPVC double glazed box bay window to rear aspect. Ceiling light point, power points, TV point.
KITCHEN	Fitted with a range of wall and base units and drawers with work surface over and stainless sink and drainer unit with central mixer tap. Four ring electric hob with overhead inbuilt extractor fan. Space and plumbing for washing machine. Wall mounted 'Worcester' combi boiler. Radiator. uPVC double glazed window to rear aspect. uPVC double glazed door leading to side and rear garden. Ceiling light point, wall light, power points.
LANDING	Access to loft. Doors to bedrooms and bathroom. uPVC double glazed obscure glass window to side aspect. Ceiling light point, power points.
BEDROOM ONE	Double bedroom. Fitted wardrobes, overhead cupboards with shelving and dressing table. Picture rail to walls. Radiator. uPVC double glazed window to front aspect. Ceiling light point, power points.
BEDROOM TWO	Double bedroom. Fitted with a range of wardrobes, overhead cupboards with shelving and drawers. Picture rail to walls. uPVC double glazed window to rear aspect. Ceiling light point, power points.
BEDROOM THREE	Radiator. uPVC double glazed window to front aspect. Ceiling light point, power points.
BATHROOM	Three piece suite comprising of bath with side panel and wall mounted electric shower with glass side screen. Combination unit incorporating sink/wash basin on vanity unit with drawers and low level w/c with inset flush system. Tiled walls. Heated chrome towel rail. uPVC double glazed obscure glass window to side aspect. Ceiling light point.
EXTERIOR FRONT	The front of the property has a blocked paved driveway leading to a detached garage. Brick wall. Secure fencing. Wrought iron gate leading to side and rear garden.
EXTERIOR REAR	Substantial corner plot which is not overlooked. Block brick paved area to side and rear. Steps leading to grassed area. Mature trees and shrubs. Secure fencing. Shed. Outside tap.
GARAGE	With up and over door to the front. Additional door to side aspect.





