

PROPERTY DETAILS

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



58 LEESWAY DRIVE, DENTON, M34 6BX £280,000



Sleigh and Son Property Sales are delighted to present this deceptively spacious and well proportioned two bedroomed link semi- detached bungalow, ideally positioned on a generous corner plot within the highly sought after Whittles Farm Estate. Offering versatile and well planned accommodation throughout, this property represents an excellent opportunity for a wide range of buyers thanks to its aspect, layout and desirable location. Whether you are looking to downsize to the ease of single level living, seeking a home with scope to personalise, or searching for a property with potential to adapt to future needs, this bungalow offers both flexibility and an enviable setting.

The accommodation briefly comprises a welcoming L-shaped entrance hallway with useful storage, leading to all principal rooms. The lounge features a central focal fireplace, while the well planned fitted kitchen opens into a bright conservatory with doors leading out to the rear garden. There are two generously sized double bedrooms and a sizeable family bathroom, notably larger than a standard layout, completing the internal accommodation.

Externally, the property occupies an impressive corner plot with beautifully maintained gardens to the front and side. Predominantly laid to lawn and enclosed by a mature beech hedge, the gardens provide an attractive outlook. The rear garden has been designed for low maintenance living, being mainly flagged and complemented by mature planting. The outdoor space offers ample room for keen gardeners or those who enjoy entertaining, and also presents excellent potential to extend the existing accommodation if desired. A separate driveway to the front provides off-road parking and leads to a convenient detached garage.

Leesway Drive is situated on the ever popular Whittles Farm Estate with direct access to the nearby Tame Valley, which is popular with walkers and dog owners. There are excellent transport links and connections to the M67 and M60 motorway. The property is also situated close to local shops, reputable local schools, supermarkets and leisure facilities.

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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 HALLWAY	Composite door to L shaped entrance hallway. Base cupboard housing utilities. Radiator. Coving to ceiling. Two inset storage cupboards with shelves. Doors to lounge, bedrooms and bathroom. Archway to kitchen. Access to loft. Two ceiling light points, power points.
LOUNGE	Central feature wall mounted coal effect gas fire with back plate and hearth and brick wall surround. Coving to ceiling. Radiator. uPVC double glazed window to side aspect. Two ceiling light points, power points, TV point,
KITCHEN	Fitted with a range of wall and base units and drawers with complimentary work surface over. Stainless steel sink and a half with central mixer tap. Space for oven. Overhead inbuilt extractor fan. Space and plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Inset spot lights to ceiling. uPVC double glazed French doors to conservatory. Power points.
CONSERVATORY	Built with brick base and uPVC double glazed window surround. Radiator. Tiled floor. uPVC double glazed door to rear garden. Wall light point, power points.
BEDROOM ONE	Double bedroom. Coving to ceiling. Radiator. uPVC double glazed window to side aspect. Ceiling light point, power points.
BEDROOM TWO	Double bedroom. Coving to ceiling. Radiator. uPVC double glazed window to rear aspect. Ceiling light point, power points.
BATHROOM	Three piece suite comprising bath with side panel and recently fitted wall mounted shower with side screen. Separate mixer shower to taps. Combination unit comprising sink wash basin on vanity unit and low level w/c with flush and surface over. Radiator. Fully tiled walls. uPVC double glazed obscure window to front aspect. Ceiling light point.
EXTERIOR FRONT	To the direct front of the property there is a wrought iron gate to path leading to front door. Beech hedge to front and side. Grass laid mainly to lawn to front and side. Mature shrubs. Wall light point. Further wrought iron gate leading to separate driveway with double wrought iron gate leading to rear garden.
EXTERIOR REAR	The rear of the property is mainly paved with mature trees and shrubs. Outside tap. Secure fencing. Side door access to detached garage.
DETACHED GARAGE	Detached garage with up and over door to front aspect. uPVC double glazed window to rear aspect and uPVC double glazed door to side aspect.
FURTHER INFO	Tenure: Leasehold. 999 years from 3 February 1971. £15 yearly rent. Council Tax Band: C. Traditionally brick built property with tiled roof. Mains: Gas, electric, water, (metered), sewerage, Wi-Fi.









Ground Floor

Approx. 85.7 sq. metres (922.2 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.