

PROPERTY DETAILS

Est. 1923

**SLEIGH
& SON**

Estate Agency
Solicitors

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

28 RUBY STREET, DENTON, M34 2BY £260,000 (Offers Over)



Sleigh and Son Property Sales are delighted to offer For Sale this deceptively spacious two bedroomed bungalow ideally situated in one of Denton's most sought after residential areas. Enhanced by both side and rear extensions, the property offers a thoughtfully designed and well proportioned layout, and early viewings are strongly recommended to fully appreciate the generous accommodation on offer. The property is conveniently located close to well regarded primary and secondary schools, excellent bus routes and key transport links providing easy access to Manchester City Centre. Crown Point North Retail Park and Denton Wellness and Pool Centre are also just a short distance away.

In brief, the property comprises of a welcoming sizable hallway, a bright and comfortable lounge, a separate dining room which flows seamlessly into the bright and airy kitchen overlooking the enclosed rear garden. There is also a versatile additional room, currently used as a utility space, which could be adapted to suit a variety of needs. There are two double bedrooms, both benefiting from fitted wardrobes, along with a generously sized modern family bathroom. To the exterior, the front of the property features a substantial paved area and a covered double carport, providing off-road parking for several vehicles. To the rear, the private and non-overlooked garden creates a peaceful and relaxing setting, complete with a covered paved patio area ideal for entertaining, a generous lawned area and a decorative rockery. An outbuilding to the rear provides valuable additional storage space.

Tenure: Leasehold. 999 years from 1st April 1958. Yearly Rent £9. Council Tax Band C
Traditionally brick built property with tiled roof. Mains: Gas, electric, water (metered), sewerage.
Energy efficient solar panel to roof.

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	Composite door to L shaped hallway. Two cupboards housing utilities. Radiator. uPVC double glazed window to side aspect. Doors to lounge, dining room, bedrooms, bathroom and versatile room. Two ceiling light points, power points.
LOUNGE	Central wall mounted electric fire. Coving to ceiling. Dado rail to walls. uPVC double glazed window to front aspect. Double doors leading to dining room. Two ceiling light points, power points, TV point.
DINING ROOM	Full length storage cupboard with shelving. Coving to ceiling. Two radiators. Walk through to kitchen. Ceiling light point, power points.
KITCHEN	Fitted with a range of wall and base units and drawers with work surface over and stainless steel sink and drainer unit with central mixer tap. Integrated electric oven with four ring electric hob and overhead inbuilt extractor fan. Space for fridge/freezer. Space and plumbing for washing machine. Wall mounted radiator. Fully tiled walls and tiled floor. uPVC double glazed window to rear aspect and uPVC double glazed window to side aspect. uPVC double glazed door providing access to rear garden. Inset spot lights to ceiling. Power points.
VERSATILE ROOM	Currently used as a utility room but could be adapted for personal preference. Radiator. Fitted wardrobe. uPVC double glazed window to rear aspect. Inset spot lights to ceiling. Power points.
BEDROOM ONE	Double bedroom. Double built in wardrobes with glass sliding doors. uPVC double glazed window to rear aspect. Ceiling light point, power points, TV point.
BEDROOM TWO	Double bedroom. Fitted wardrobes to two sides and overhead cupboards. Dado rail to walls. Radiator. uPVC double glazed window to front aspect. Ceiling light point, power points, TV point.
BATHROOM	Three piece suite comprising bath with side panel and overhead wall mounted shower with glass side screen. Sink/wash basin on vanity unit with drawers and low level w/c with inset flush. Two heated chrome towel rails. Fully tiled walls and tiled floor. PVC panelled ceiling with two lights. uPVC double glazed obscure glass window to rear aspect.
EXTERIOR FRONT	The front of the property has a dwarf bricked wall and double wrought iron gates, leading to a generously sized paved driveway with a covered double carport to the side of the property, with parking for several vehicles. Secure fencing. Wall light. Wooden gate leading to side and rear garden.
EXTERIOR	The rear of the property is not overlooked and has a covered paved patio seating area with brick wall, leading to a generously sized grassed area and a rockery. Secure fencing and privets. Outside tap. Shed. Outbuilding at the rear of the garden.
OUTBUILDING	Concrete outbuilding with metal roof used for storage.







