

PROPERTY DETAILS

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



52 BROADHURST, DENTON, M34 3TN £110,000 (Offers Over)

A well maintained one bedroomed ground floor flat on the popular St Anne's Estate in Denton. Offered with No Vendor Chain, this property is ideal for first time buyers, those looking to downsize or buy to let investors.

Viewing highly recommended. Long leasehold.



www.sleighandson.com



52 Broadhurst

Sleigh and Son Property Sales are delighted to present this well maintained one bedroomed ground floor flat, ideally positioned within the popular St Anne's Estate in Denton. An excellent option for first time buyers, those wishing to downsize, or buy to let investors, this property stands out from comparable flats and apartments thanks to its long leasehold of approximately 951 years remaining.

Offered with No Vendor Chain and no service or maintenance charges, it represents a smart, cost effective choice for any discerning purchaser.

Upon entering the property, the front aspect vestibule opens into a spacious and bright lounge, complemented by a highly practical storage room. Leading directly from the lounge is a double bedroom positioned to the rear of the home, benefiting from fitted wardrobes and overhead storage cupboards to provide excellent space and everyday convenience. The inner hallway, also accessed from the lounge, leads to a compact fitted kitchen that accommodates a range of white goods and enjoys a front aspect window that brings in plenty of natural light. An internal storage cupboard and a fitted bathroom complete the accommodation.

The overall ground floor layout is thoughtfully arranged to offer comfortable, practical living suited to modern day to day needs.

Externally, the property benefits from a front shared driveway providing parking for two vehicles, along with a small shared grassed area featuring mature shrubs and established plants. There is also an attached outhouse, providing additional useful storage space.

Broadhurst is ideally positioned within the popular St Anne's Estate, offering convenient access to a range of local amenities, well regarded schools and excellent transport links. The property is also close to the picturesque Tame Valley, with its peaceful woodland trails and scenic riverside walks, making it an ideal location for those who enjoy the outdoors.

Council Tax A

Freehold: Leasehold. 999 years from 1st April 1978. Yearly rent £20

Traditionally brick built property with tiled roof. Mains: gas, electric, unmetered water and drainage.

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 VESTIBULE LOUNGE	uPVC double glazed door to entrance vestibule. Door to lounge. uPVC double glazed leaded window to front aspect. Coving to ceiling. Dado rail to walls. Radiator. Door to storage cupboard with power. Door inner hallway and door to bedroom. Ceiling light point, power points, TV point.
INNER HALLWAY	Providing access to kitchen, bathroom, and further storage cupboard. Ceiling light point.
BEDROOM	Double bedroom with fitted wardrobes, built in drawers and overhead cupboards. Radiator. uPVC double glazed leaded window to rear aspect. Ceiling light point, power points.
KITCHEN	Fitted with a range of wall and base units with drawers and work surface over. Stainless sink and drainer with taps. Space and plumbing for washing machine and space for cooker. Wall mounted combi boiler. Radiator. Part tiled walls. uPVC double glazed leaded window to front aspect. Ceiling light point, power points.
BATHROOM	Three piece suite comprising bath with side panel, sink wash basin on pedestal and low level w/c with flush. Radiator. Part tiled walls. Ceiling light point.
EXTERIOR	To the front of the property is a shared gravelled driveway with parking for two vehicles, and a shared grassed area with mature plants and shrubs. Attached brick outhouse for storage and housing utilities.



