

PROPERTY DETAILS

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



20 MILLBROOK AVENUE, DENTON, M34 2DU
£475,000



An executive extended four bedroomed family home featuring three bathrooms, with a generous master bedroom complete with en-suite.

Finished to an impressive standard throughout and available with No Chain, this property sits within a sought after residential location.

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Sleigh and Son Property Sales are delighted to present For Sale this truly exceptional, extended four bedroomed detached home, enviably positioned within one of Denton's most popular and desirable residential locations and ideally offered with No Vendor Chain. Immaculately presented throughout and finished to an exceptionally high standard, this beautiful home effortlessly combines style, sophistication and practical family living. From its striking kerb appeal to its impressive contemporary interiors, every aspect of this family home has been thoughtfully designed to create a stylish and sophisticated living experience. Whether you're a growing family seeking space to flourish or simply looking for a home that offers room to entertain, relax and enjoy everyday life, this property delivers in abundance. Presented in a genuine move in condition, it is a home that needs to be seen to be fully appreciated.

Step through the front door and into a bright and welcoming entrance hallway, where beautiful high ceilings immediately create an impressive sense of volume, space and natural light. The hallway provides access to the lounge and cloaks/utility room. The notably generous lounge provides an ideal setting for family gatherings, cosy evenings, or simply unwinding in comfort and style. The dining kitchen offers an additional sociable space perfectly suited to modern living, boasting a spacious layout complemented by a comprehensive range of units and ample work surface area. Patio doors from the dining area open directly onto the side garden, creating a seamless connection between indoor and outdoor living while allowing natural light to flood enhance the area. To complete the ground floor layout the well appointed utility room is both stylish and practical, featuring a range of quality fitted units with space for the washing machine and dryer and also a w/c and sink wash basin for added convenience.

Upstairs, the impressive sense of quality and space continues. The generous master bedroom offers a calm and private retreat, enhanced by dual aspect windows and a well appointed ensuite shower room. Three further well proportioned bedrooms and a modern family bathroom complete the first floor accommodation.

Externally, to the front, a substantial paved driveway provides ample off road parking for several vehicles and leads to the attached garage, which benefits from a fully insulated floor, whilst to the side is a generously proportioned private garden, featuring a well maintained lawn with mature shrubs and trees together with a paved patio seating area. There is also a compact enclosed area to the direct rear.

Properties of this calibre rarely remain available for long, and we strongly recommend an early internal viewing to fully appreciate everything this exceptional home has to offer.

Millbrook Avenue is perfectly positioned just off Town Lane within a highly regarded residential area of Denton. The property enjoys the best of both worlds, with the picturesque surrounding of Hyde Hall Farm and its scenic countryside walks just a short stroll away, while remaining conveniently located for everyday amenities. Excellent local schools, shops, supermarkets, cafes and leisure facilities are all within easy reach from the property, together with regular bus services and superb transport links providing convenient access to Manchester City Centre, the M60 motorway network and neighbouring towns. The combination of peaceful surroundings and excellent connectivity makes Millbrook Avenue a particularly popular location for families and commuters alike.

Council Tax Band D

Tenure: Leasehold. 999 years from 29th September 1962. Yearly Rent: £14.00

Traditionally brick built property with tiled roof. Mains: Gas, electric, metered water, sewerage, Wi-Fi

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 hallway. Amtico flooring. Door to inset cloakroom. Oak doors to lounge and utility room. Access to stairs and landing. Ceiling light point, power points.
UTILITY ROOM	Continuation of Amtico flooring. Grey high gloss base cupboards housing washing machine and dryer with work surface over and storage cupboard. Complimentary combination unit comprising sink wash basin on vanity unit with drawers and low level w/c with inset flush and surface over. Further complimentary wall cupboard with mirror and shelf. Wall mounted heated towel rail. Part PVC laminated walls. uPVC obscure glass window to side aspect. Inset spot lights to ceiling. Power points.
LOUNGE	Central feature electric fire with marble hearth, back plate and wooden surround and overhead fitted complimentary mirror. Coving to ceiling. Two radiators. uPVC double glazed window to front aspect. Oak door with glass panelled surround leading to kitchen/dining room. Two ceiling light points, power points, TV point.
KITCHEN/DINING ROOM	Kitchen area fitted with a range of wall and base units with drawers and complimentary work surface over. Stainless sink and drainer unit with central mixer tap. Integrated double electric oven with four ring gas hob with splash back and stainless steel extractor fan. Integrated dishwasher and integrated microwave. Space for fridge/freezer. Inset complimentary cupboard housing wall mounted boiler. Part tiled walls. Karndean flooring. uPVC double glazed window to side aspect. Spot lights to ceiling, power points. Dining area. Radiator. uPVC double glazed patio doors to side aspect. Ceiling light point. Power points.
LANDING	Doors to bedrooms and bathroom. Access to loft. Inset spot lights to ceiling. Ceiling light point, power points.
BEDROOM ONE	Double bedroom. Two radiators. uPVC double glazed window to front aspect and uPVC double glazed window to side aspect. Door to en-suite. Ceiling light point, power points, TV point.
EN SUITE	Three piece suite comprising "Rainfall" shower with separate attachment in walk in double enclosed glass shower cubicle. Combination unit comprising sink wash basin on vanity unit with shelves and low level w/c with inset flush. Feature wall mounted radiator. Complimentary wall unit with shelves and illuminated wall mirror. Part tiled walls. uPVC skylight window. Inset spot lights to ceiling.
BEDROOM TWO	Double bedroom. Built in wardrobes and separate dressing table area. Radiator. uPVC double glazed window to front aspect. Ceiling light point. Power points.
BEDROOM THREE	Double bedroom. Radiator. uPVC double glazed sky light. Ceiling light point, power points.
BEDROOM FOUR	Wall mounted feature radiator. uPVC double glazed window to rear aspect. Ceiling light point. Power points.
BATHROOM	Three piece suite comprising bath with side panel, wall mounted mixer tap shower and side screen. Sink wash basin on base vanity unit with drawers and low level w/c with inset flush. Complimentary illuminated mirror. Feature wall mounted radiator. Part tiled walls. uPVC double glazed obscure glass window to rear aspect. Ceiling light point.

EXTERIOR
FRONT

The front of the property is mainly paved with parking for several vehicles. Electric charging point. Mature shrubs. Adjacent gates to side and rear garden. Remote controlled access to attached garage.

EXTERIOR SIDE

The side of the property is grass laid mainly to lawn with trees and mature shrubs. Patio seating area. Secure fencing. Wall light. Gate to front of the property. Door to small enclosed rear garden.

EXTERIOR REAR

Small enclosed rear garden.

GARAGE

Remote controlled access to attached garage. Fully insulated floor. Power and lighting















