

PROPERTY DETAILS

Est. 1923

**SLEIGH
& SON**

Estate Agency
Solicitors

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

14 ACACIA AVENUE, DENTON, M34 6FA
£240,000 (Offers Over)



Sleigh and Son Property Sales are delighted to offer For Sale this well presented and deceptively spacious three bedroomed family home, ideally positioned with views over a pleasant front Green, perfect for children to play, and set within a popular residential area of Denton. Well suited to both families and first-time buyers, the property provides generous living accommodation throughout, and early viewings are strongly recommended to fully appreciate the space and layout on offer.

Upon entering, you are greeted by a bright and welcoming entrance hallway leading into a spacious, airy lounge. Filled with natural light, this inviting living area offers an ideal space for relaxing, with patio doors opening directly onto the private rear garden. The modern kitchen/dining room has been thoughtfully designed with both style and practicality in mind, providing an excellent setting for everyday family life. With ample space for dining and socialising, it creates a warm and sociable hub for cooking, eating, and unwinding. To the first floor, there are three generously sized double bedrooms, with the master bedroom benefiting from fitted wardrobes. A family bathroom and separate W/C complete the first floor, offering added convenience for busy households.

Externally, the property enjoys attractive, well maintained gardens to both the front and rear. The generous front garden features a pleasant seating area and a decorative rockery filled with colourful flowers, creating a welcoming first impression. To the rear, a charming private garden provides a peaceful outdoor retreat, complete with a paved patio seating area, a lawn bordered by mature shrubs and trees, and an ideal space for outdoor dining.

Acacia Avenue is a popular residential area in Denton and is close to local shops, excellent schools and transport links. Tenure: Freehold. Council Tax Band A. Traditionally brick-built property with tiled roof. Mains: Electric, gas, water (unmetered), sewerage, wifi.

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:• -

ENTRANCE	Composite door leading to hallway, with obscure glass side panel. Dado rail to walls. Radiator.
HALLWAY	Understairs open storage area. LVT luxury vinyl flooring. Doors to lounge and kitchen/dining room. Access to stairs and landing. Ceiling light point.
LOUNGE	Central feature fitted gas fire with marble hearth, back plate and wooden surround. Dado rail to walls. Radiator. Wooden flooring. uPVC double glazed bay window to front aspect. uPVC double glazed sliding patio doors to rear aspect. Ceiling light point, two wall light points, power points, TV point.
KITCHEN / DINING ROOM	Kitchen area fitted with a range of high gloss wall and base units with drawers and complimentary work surface over and stainless sink and drainer unit with central mixer tap. Integrated fridge/freezer and integrated dishwasher. Space for cooker with overhead chimney style extractor fan and space and plumbing for washing machine. Coving to ceiling. Fully tiled walls. uPVC double glazed window to front aspect. Ceiling light point, power points. Walk through to dining area. Inset cupboard to downstairs storage. Two uPVC double glazed windows to rear aspect. Radiator. Coving to ceiling. LVT luxury vinyl flooring. Composite door to rear garden. Ceiling light point, power points, TV point.
LANDING	Dado rail to walls. Access to bedrooms, bathroom and loft with pull down ladder. Ceiling light point.
BEDROOM ONE	Double bedroom. Fitted with a range of wardrobes, overhead cupboards and bedside cabinets with shelving. Wooden effect laminate flooring. Radiator. Coving to ceiling. Door to inset storage cupboard and housing combi boiler. uPVC double glazed window to front aspect. Ceiling light point, power points, TV point.
BEDROOM TWO	Double bedroom. Door to inset wardrobe with storage area. Radiator. Coving to ceiling. Wooden effect laminate flooring. uPVC double glazed window to front aspect. Ceiling light point, power points, TV point.
BEDROOM THREE	Double bedroom. Radiator. Coving to ceiling. Wooden effect laminate flooring. Ceiling light points, power points.
BATHROOM	Three piece suite comprising corner bath with side panel, enclosed curved shower cubicle with wall mounted electric shower and sink wash basin on pedestal. Radiator. Fully tiled walls. LVT luxury vinyl flooring. Wood panelled ceiling with inset spot lights. Two uPVC double glazed obscure glass windows to rear aspect.
SEPARATE W/C	Low level w/c with inset flush system. LVT luxury vinyl flooring. uPVC double glazed obscure glass window to rear aspect. Ceiling light point.
EXTERIOR FRONT	The front of the property is mainly paved with rockery and flowers, shrubs and a pebbled area. Seating area with planters. Outside tap. Secure fencing.
EXTERIOR REAR	The rear of the property has a paved area to the front and side and grass laid mainly to lawn with mature shrubs, stocked borders and trees. Secure fencing. Outside tap. Wooden shed with power and lighting.
FURTHER INFO:	Solar Panels are installed to the roof offering an eco-friendly boost to the home's energy efficiency, contributing to lower running costs.





