

PROPERTY DETAILS

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



5 BELFORD AVENUE, DANE BANK, M34 2LE £330,000



Sleigh and Son Property Sales are delighted to offer For Sale this extended three bedroomed stylish semi detached family orientated property occupying a cul-de-sac position within a highly desirable area of Dane Bank in Denton. The recently built and well planned ground floor extension provides a contemporary open plan kitchen and dining area offering an abundance of extra living space, ideal for any growing family. The property is conveniently situated within the catchment area of highly regarded schools, whilst excellent transport links, local amenities and shops are also within close vicinity. Early viewings are strongly advised to avoid disappointment.

In brief, to the ground floor a spacious and inviting hallway leads to a cosy and welcoming lounge area. The stunning extended open-plan kitchen and dining area features high quality units and various integrated appliances for the convenience of modern day living. The Bi-fold doors lead out to the rear garden and flood the room with natural light, making it a perfect place for eating, simply relaxing, or entertaining with family and friends. A separate utility room, leads to a pantry which provides scope to be converted in a downstairs w/c if required. To the first floor, there are three well proportioned bedrooms, with the master boasting impressive fitted wardrobes with glass sliding doors. A modern family bathroom completes the first floor. To the exterior, the front of the property has a blocked paved driveway with parking for several cars, whilst to the rear of the property there is a low maintenance astro turfed lawn and several paved seating areas, perfect for socialising. Early viewings are highly recommended to fully appreciate the overall space and layout on offer.

Tenure: Freehold with a perpetual yearly rentcharge of £4.50. Council Tax B

Traditional brick built property with tiled roof. Mains: Gas, Electric, water, sewerage.

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:• -

OPEN PORCH	Open canopy porch with composite door leading to entrance hallway.
HALLWAY	Radiator. Cupboard housing utilities. Open understairs storage. Wooden effect laminate flooring. Doors to lounge/kitchen dining room. Access to stairs and landing. Ceiling light point. Power points.
LOUNGE	Radiator. Coving to ceiling. Picture rail to walls. uPVC double glazed bay window to front aspect. Ceiling light point, power points, TV point.
KITCHEN/DINING ROOM	Extended. Fitted with a range of wall and base units with complimentary work surface over and sink with central mixer tap. Integrated electric oven with separate four ring induction hob with built in extractor fan. Integrated fridge freezer, microwave and dishwasher. Inset recess to main wall. Wooden effect laminate flooring. Two radiators. uPVC bi-fold doors with integrated blinds to rear aspect. uPVC double glazed window to rear aspect. Inset spotlights to part ceiling. Door to utility room. Two double glazed skylights. Ceiling light point, power points, TV point.
UTILITY ROOM	Space and plumbing for washing machine and dryer. power points. Door to pantry housing combi boiler. uPVC double glazed door to side aspect. Ceiling light point, power points.
LANDING	uPVC double glazed window to side aspect. Access to loft. Doors to bedrooms and bathroom. Ceiling light point.
BEDROOM ONE	Double bedroom. Fitted double wardrobes with sliding glass doors. Picture rail to walls. Radiator. uPVC double glazed bay window to front aspect. Ceiling light point, power points, TV point.
BEDROOM TWO	Double bedroom. Picture rail to walls. Radiator. uPVC double glazed window to rear aspect. Ceiling light point, power points, TV point.
BEDROOM THREE	Fitted with a high sleeper bed and under desk. Radiator. uPVC double glazed window to front aspect. Ceiling light point, power points, TV point.
BATHROOM	Three piece suite comprising of bath with side panel and overhead wall mounted electric shower. Sink/wash basin on vanity unit with drawers. Low level w/c with inset flush system. Heated chrome towel rail. Part tiled walls. Wooden effect laminate flooring. uPVC double glazed obscure glass window to rear aspect. Ceiling light point.
EXTERIOR FRONT	The front of the property has a block paved driveway with parking for several cars. Secure side fencing. Gate to side/rear garden.
EXTERIOR REAR	The rear of the property has a paved seating area and steps leading to a generously sized low maintenance astro turfed lawn and a further paved area at the rear of the garden. Secure fencing. Outside wall lights, outside tap. Wooden shed with power and lighting.







