

PROPERTY DETAILS

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



52 OSBORNE ROAD, DENTON, M34 3BD £170,000 (Offers Over)



Sleigh & Son Property Sales are delighted to offer For Sale this well presented two bedroomed home, ideally situated in the heart of central Denton and offered with No Vendor Chain. Ready to move straight into, this attractive property would make an ideal home for first time buyers, young families or those looking for a well maintained property in a convenient location.

The accommodation briefly comprises a welcoming and spacious lounge leading through to a modern fitted kitchen with a useful breakfast bar seating area. To the first floor are two generously proportioned double bedrooms and a spacious, contemporary family bathroom. Externally, the property benefits from a paved frontage, while to the rear is a generous enclosed garden, featuring an Indian stone paved patio area and a generous lawn, providing an excellent space for children's play and outdoor entertaining. uPVC double glazing and efficient gas central heating round off the key features of this realistically priced terraced property.

Early viewings are highly recommended to fully appreciate this ready to move into home and its excellent location within Denton.

Osborne Road is a popular residential location in central Denton, conveniently positioned close to a wide range of local shops, amenities and leisure facilities, including Denton Wellness Centre and Crown Point North Retail Park. The property also benefits from excellent transport links to Manchester and the surrounding areas, together with a selection of well regarded schools nearby.

Tenure: Leasehold 900 years from 14 February 1964. Yearly rent £4. A portion of the rear land is unregistered. Buyers are advised to make their own enquiries via their legal representative.

Council Tax Band A

A Traditionally brick built property with tiled roof. Mains, electric (metered), gas (metered), water (unmetered) 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:• -

ENTRANCE	Composite door to lounge.
LOUNGE	Wooden effect laminate flooring. Fireplace with wooden surround. Built in base unit with drawers. Inset cupboard housing utilities. Radiator. uPVC double glazed window to front aspect. Door to kitchen. Two wall light points, ceiling light point, power points, TV point.
KITCHEN	Fitted with a range of wall and base units with drawers and complimentary work surface over. Breakfast bar seating area. Integrated electric oven with four ring gas hob and stainless steel chimney style extractor fan. Sink and drainer unit with central mixer tap. Wooden effect laminate flooring. Understairs storage area and inset cupboard with shelving. Part tiled walls. uPVC double glazed window to rear aspect. uPVC double glazed door to rear garden. Access to stairs and landing. Inset spot lights to ceiling. Power points.
LANDING	Access to bedrooms and bathroom. Access to loft. Ceiling light point.
BEDROOM ONE	Double bedroom. Radiator. uPVC double glazed window to front aspect. Radiator. Ceiling light point, power points.
BEDROOM TWO	Double bedroom. Radiator. Dado rail to walls. Door to inset cupboard housing wall mounted combi boiler. Ceiling light point, power points.
BATHROOM	Three piece suite comprising bath with side panel and wall mounted shower with glass side screen. Sink wash basin on base vanity drawer unit and low level w/c with inset flush. Built in wall unit with shelving. Complimentary wall mirror. Heated chrome towel rail. Fully tiled walls and floor. Extractor fan. Inset spot light to ceiling.
EXTERIOR FRONT	The front of the property features a brick wall surround, paved and gravelled areas, and an external light.
EXTERIOR REAR	The rear garden features an Indian stone patio, separate gravelled area and generous lawn. Two outside taps.







