

# PROPERTY DETAILS

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



## 19 BROADFIELD CLOSE, DENTON, M34 6BN £250,000 (Offers Over).



Sleigh & Son Property Sales are delighted to present this beautifully renovated two double bedroomed semi detached bungalow, positioned at the head of a quiet cul-de-sac on the highly sought after Whittles Farm Estate in Denton.

Offered with No Vendor Chain, this exceptional turn key property has undergone an impressive programme of refurbishment, including a brand new, on trend grey contemporary kitchen fitted with a range of integrated appliances, a stylish new bathroom featuring complementary gold effect fittings, new gas central heating system with feature radiators, full electrical re-wire, high quality internal and external doors, and eye catching flooring fitted throughout, complemented by freshly plastered walls finished in a neutral colour from floor to ceiling. All work has been completed to a high standard, allowing purchasers the comfort of knowing the home is fully updated and ready to move straight into. The attractive frontage, well presented gardens, including the landscaped rear, together with the ample driveway and detached garage provide excellent kerb appeal that is certain to generate early interest.

In brief, the accommodation is spacious, light and well proportioned and upon entry a welcoming L shaped entrance hallway leads to a bright and airy lounge, and an impressive open plan kitchen/dining room ideal for everyday living and entertaining. There are two generous double bedrooms and a modern family bathroom. Externally, the property enjoys a neatly lawned front garden and a generous resin driveway providing ample off-road parking. The enclosed rear garden features an attractive Indian stone patio perfect for outdoor dining and relaxation, a well-maintained lawn and raised flower beds. A detached garage completes this appealing true bungalow.

[www.sleighandson.com](http://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/HALLWAY	Composite door to L shaped hallway. Wooden effect laminate flooring. Inset cupboard housing utilities. Solid oak doors leading to lounge, kitchen, bedrooms and bathroom. Access to loft. Two ceiling light points, power points.
LOUNGE	Wooden effect laminate flooring. Radiator. uPVC double glazed bay window to front aspect. Ceiling light point, power points.
KITCHEN/DINING ROOM	Fitted with a range of wall and base units and drawers with work surface over and sink and drainer unit with central mixer tap. Integrated electric oven and microwave with separate four ring induction hob and chimney style extractor fan. Integrated fridge/freezer. Space and plumbing for washing machine. Inset cupboard housing combi boiler. Wooden effect laminate flooring. Part tiled walls. Inset spot lights to ceiling. uPVC double glazed door to rear garden. Power points.
BATHROOM	Three piece suite comprising of open ended shower cubicle with wall mounted "Rainfall" shower and separate attachment. Sink wash basin on vanity unit and low level w/c with inset flush system. Heated feature radiator. Fully tiled walls and floor. Inset spot lights to ceiling. uPVC double glazed obscure glass window to side aspect.
BEDROOM ONE	Double bedroom. Radiator. uPVC double glazed window to rear aspect. Ceiling light point, power points.
BEDROOM TWO	Double bedroom. Radiator. uPVC double glazed window to front aspect. Ceiling light point, power points.
EXTERIOR FRONT	The front of the property has a garden laid to lawn with an ample side resin driveway leading to a detached garage.
EXTERIOR REAR	The rear landscaped garden has an Indian stone paved patio seating area and grass laid to lawn with flower beds. Secure fencing. Outside tap. Wooden gate to outside communal alleyway and wooden gate to side aspect providing access to detached garage.
GARAGE	Detached garage with pitched roof and double doors to front aspect.
FURTHER INFO	<p>Broadfield Close is situated on the ever popular Whittles Farm Estate with direct access to the nearby Tame Valley, which is popular with walkers and dog owners. There are excellent transport links and connections to the M67 and M60 motorway. The property is also situated close to local shops, reputable local schools, supermarkets and leisure facilities.</p> <p>Tenure: Lease. 999 years from 4 February 1970. £15 yearly rent.</p> <p>Council Tax Band C</p> <p>Traditionally brick built property with tiled roof. Mains: Gas, electric, water, (unmetered), sewerage, Wi-Fi.</p>



