

PROPERTY DETAILS

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



59 MOORFIELD AVENUE, DENTON, M34 7TX £245,000 (Offers Over)



Sleigh and Son Property Sales are delighted to offer For Sale this well presented and extended three bedroomed semi detached home, situated within a well established and highly sought after residential area of Denton. Providing spacious and versatile accommodation, this attractive family home has been thoughtfully extended to the ground floor, creating generous living space ideal for growing families. With well proportioned rooms, an impressive rear garden, a front driveway and excellent access to local amenities, an early viewing is strongly recommended to fully appreciate the space and family orientated layout on offer.

Upon entering, a bright and welcoming entrance hallway provides access to the main living areas. The spacious lounge flows seamlessly into the extended dining room, forming an ideal setting for everyday family life as well as entertaining guests. An external door opens directly onto the well maintained private rear garden, allowing natural light to fill the room throughout the day. The modern fitted extended kitchen offers excellent worktop space and ample storage, perfect for keen cooks and those who enjoy hosting. Its generous layout also provides room for an additional dining area, enhancing its practicality and sociable feel. To the first floor, there are three well proportioned bedrooms, with the main bedroom benefiting from fitted wardrobes. A stylish and contemporary family bathroom completes the internal accommodation. Externally, the property features a low maintenance stone driveway to the front, providing ample off road parking. The securely enclosed rear garden offers a peaceful and attractive outdoor retreat, boasting a paved patio seating area ideal for outdoor dining and relaxation during the warmer months, along with a generous lawn bordered by mature shrubs and trees; creating a sizable space for the whole family to enjoy.

Moorfield Avenue is ideally located within easy reach of local shops, well regarded schools, regular bus routes, and excellent transport links, making it a fantastic choice for first time buyers, growing families, and those looking to upsize.

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:• -

HALLWAY	uPVC double glazed door to hallway. Wooden effect laminate flooring. Door to lounge. Archway to kitchen. Access to stairs and landing. Ceiling light point, power points. Wall mounted alarm pad.
LOUNGE	Inset recess to main chimney breast wall. Radiator. uPVC double glazed window to front aspect. Archway to dining room. Inset cupboard housing utilities/consumer unit. Ceiling light point, power points, TV point.
DINING ROOM	Wooden effect laminate flooring. Built in units with shelving, cupboards and desk area. Radiator. uPVC part glass double glazed door with uPVC part glass double glazed panels to rear garden. Ceiling light point, power points.
KITCHEN	Fitted with a range of wall and base units and drawers with complimentary work surface over. Sink and a half with drainer unit and central mixer tap. Integrated Range cooker with seven ring gas hob and overhead stainless steel chimney style extractor fan. Space for large fridge freezer. Space and plumbing for washing machine. Wall mounted 'Worcester' combi boiler. Two radiators. Door to understairs storage cupboard with uPVC double glazed window to side aspect. Part tiled walls. uPVC double glazed window to side aspect and uPVC double glazed window to rear aspect. uPVC double glazed door to side aspect providing access to rear garden. Inset spot lights to ceiling. Power points.
LANDING	Dog legged staircase. uPVC double glazed window to front aspect and uPVC double glazed window to side aspect. Access to bedrooms and bathroom. Access to fully boarded and insulated loft with drop down ladder. Three ceiling light points.
BEDROOM ONE	Double bedroom. Fitted wardrobes with glass sliding doors. Wooden effect laminate flooring. Radiator. uPVC double glazed window to rear aspect. Ceiling light point, power points, TV point.
BEDROOM TWO	Double bedroom. Radiator. uPVC double glazed window to rear aspect. Ceiling light point, power points, TV point.
BEDROOM THREE	Wooden effect laminate flooring. Feature radiator. uPVC double glazed window to front aspect. Ceiling light point, power points, TV point.
BATHROOM	Three piece suite comprising double enclosed shower cubicle with sliding door and wall mounted 'Rainfall' shower with separate attachment. Sink wash basin on base vanity unit and low level w/c with inset flush. Part tiled walls and tiled floor. Wall mounted heated chrome towel rail. uPVC double glazed obscure glass window to front aspect. Inset spot lights to ceiling.
EXTERIOR FRONT	The front of the property has a stoned driveway with parking for ample parking. Mature trees and shrubs and secure fencing to one side. Gate leading to side and rear garden.
EXTERIOR REAR	The rear of the property has a paved patio seating area and grass laid mainly to lawn with mature shrubs and trees. Secure fencing. Garden shed and outside tap.

Council Tax Band B.

Tenure: Leasehold. 999 years from 9th February, 1959. Yearly rent £4.50

Traditionally brick built property with tiled roof. Mains, Gas, electric, water (unmetered), sewerage, Wi-Fi.









