

PROPERTY DETAILS

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



3 DANE ROAD, DENTON, MANCHESTER, M34 2HZ £260,000 (Offers Over)



Sleigh and Son Property Sales are delighted to offer For Sale this extended three bedroomed semi detached property, occupying a substantial corner plot in the highly sought after Dane Bank area and offered to the market with No Vendor Chain. This is a fantastic opportunity for a wide range of buyers, including growing families, upsizers ,and those looking for a property they can truly make their own. Although the home requires modernisation, it offers spacious accommodation, a generous plot, and exceptional potential to further extend (subject to the necessary planning permissions), creating a superb long term family home tailored to individual requirements. The property is ideally positioned within the catchment area of highly regarded schools and enjoys excellent transport links, with a variety of local shops, amenities, parks, and leisure facilities all within easy reach.

The accommodation briefly comprises an entrance vestibule, hallway, ground floor family bathroom, front aspect lounge, separate dining room, fitted side aspect kitchen, and conservatory to the ground floor. To the first floor are three well proportioned bedrooms, two of which are doubles with fitted wardrobes. Externally, the property's impressive corner plot is one of its standout features. The front garden is mainly paved and double wrought iron gates provide access to a driveway leading to a detached garage. There is a further substantial additional paved area to the side. The enclosed rear garden enjoys a paved patio, lawn, mature trees and shrubs, together with a versatile wooden outbuilding, ideal as a home office, gym, workshop or additional storage. Rarely do properties with such generous outdoor space and exciting development potential become available in this desirable location.

Whether you're looking to modernise, extend, or simply enjoy the space on offer, this home provides an excellent opportunity to create a truly exceptional family residence.

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 VESTIBULE	uPVC double glazed sliding door to entrance vestibule. Wooden surround and wood panelled ceiling. Door to hallway.
HALLWAY	Radiator. Wall mounted alarm pad. Doors to lounge and bathroom. Access to stairs and landing. Ceiling light point.
BATHROOM	Three piece suite comprising of enclosed double shower cubicle with wall mounted shower. Sink wash basin on vanity unit and low level w/c with flush. Tiled walls and tiled floor. Wall cupboard with shelves. uPVC double glazed obscure glass window to front aspect and uPVC double glazed window to side aspect. Ceiling light point.
LOUNGE	Marble surround fire place. Coving to ceiling. Radiator. uPVC double glazed window to front aspect. Door to dining room. Two ceiling light points, power points.
DINING ROOM	Radiator. Door to storage cupboard with shelving and housing utilities. Three uPVC double glazed windows to rear aspect. Sliding door to kitchen. Ceiling light point, power points, TV point.
KITCHEN	Fitted with a range of wall and base units and drawers with work surface over. Sink and a half with drainer unit and central mixer tap. Space for fridge/freezer. Space for oven. Space and plumbing for washing machine. Wall mounted 'Worcester' combi boiler. Radiator. Part tiled walls. uPVC double glazed window to side aspect. uPVC double glazed door to conservatory. Ceiling light point, power points.
CONSERVATORY	Brick base and uPVC surround. Radiator. Tiled floor. uPVC double glazed sliding patio doors to rear garden. uPVC double glazed door to side aspect. Two wall light points, power points.
LANDING	Overhead storage cupboard. uPVC double glazed obscure window to side aspect. Doors to bedrooms. Ceiling light point.
BEDROOM ONE	Double bedroom. Fitted wardrobes with drawers. Two uPVC double glazed windows to front aspect. Radiator. Two ceiling light points, power points, TV point.
BEDROOM TWO	Double bedroom. Fitted wardrobes with shelving. uPVC double glazed window to rear aspect. Radiator. Access to loft with drop down ladder. Ceiling light point, power points.
BEDROOM THREE	Radiator. uPVC double glazed window to rear aspect. Ceiling light point, power points.
EXTERIOR FRONT	Wrought iron gate leading to front main path with dwarf brick wall. Side paved and stoned areas with mature shrubs.
EXTERIOR SIDE	Double secure wrought iron gates leading to side driveway and detached garage. Paved. Secure fencing. Secure double wrought iron gates leading to rear garden.
EXTERIOR REAR	Paved area. Grass laid to lawn. Mature trees and shrubs. Secure fencing. Outbuilding. Wooden garden shed.
GARAGE	With up and over door. Power and lighting. Door to side aspect.
OUTBUILDING	Wooden outbuilding with windows and double door entry. Power points.

Tenure: Freehold. Council Tax Band B.

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





