

PROPERTY DETAILS

Est. 1923

**SLEIGH
& SON**

Estate Agency
Solicitors

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

21 CHURCH AVENUE, DENTON, M34 7PP £315,000 (Offers Over)



Sleigh and Son Property Sales are delighted to offer For Sale this three bedroomed extended semi detached family orientated home, situated within a highly desirable residential area of Haughton Green Village in Denton. A ground floor extension conveniently provides a well planned layout, ideal for any growing family, and early viewings are highly recommended to fully appreciate the overall space on offer. In 2024, the property benefitted from having a new roof, front windows/door, feature front driveway and rear garden patio seating area. This prime located property is close to Haughton Green village, offering an array of shops and restaurants, whilst being a short walk away from Haughton Dale Nature Reserve which is a popular woodland walk for many. Reputable schools and local bus routes are within walking distance, whilst the property is also located within easy access to major motorway transport links.

In brief to the ground floor the property comprises of entrance porch, hallway, an inviting generously sized lounge area with bifold doors leading to the rear garden, separate dining room with French patio doors also to the rear garden and a contemporary high-specification fully integrated kitchen. To the first floor, there are three good sized bedrooms, all with fitted wardrobes, and a modern family bathroom with separate w/c. The converted loft, with skylight, offers additional versatile space and can be adapted for personal choice. To the exterior, the front of the property has a new durable, low maintenance pressed concrete driveway offering parking for several vehicles, whilst to the rear there is a generously sized garden with feature composite decked patio seating area, perfect for entertaining.

Tenure: Freehold

Council Tax Band: C

Traditionally brick built property with tiled roof. Mains: Gas, electric, 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:• -

PORCH/VESTIBULE	uPVC double glazed door with glass surround to entrance vestibule. Tiled floor. Door to hallway.
HALLWAY	Radiator. Door to understairs storage. Wall mounted alarm pad. Cupboard housing utilities. Access to stairs and landing. Doors to lounge and kitchen. Ceiling light point, power points.
LOUNGE	Double aspect lounge. Two radiators. uPVC double glazed oriel window to front aspect and uPVC double glazed bifold doors to rear aspect leading out to rear garden. Door to dining area. Two ceiling light points, two wall light points, power points, TV point.
DINING ROOM	Wall mounted feature radiator. uPVC double glazed French patio doors leading to rear garden. Walk through to kitchen. Ceiling light point, power points.
KITCHEN	Fitted with a range of wall and base units and drawers with complimentary work surface and one and half sink and drainer unit with central mixer tap. Integrated electric oven, microwave, fridge/freezer, washing machine and dishwasher. Separate four ring gas hob and overhead built in extractor fan. Inset cupboard housing 'Worcester' boiler. Laminate flooring. Part tiled walls. Radiator. uPVC double glazed window to rear aspect and uPVC double glazed window to front aspect. Door to hallway. Inset spot lights to ceiling.
LANDING	uPVC double glazed obscure glass window to side aspect. Solid oak doors to bedrooms and bathroom. Stairs to converted loft room. Ceiling light point.
BEDROOM ONE	Double bedroom. Fitted with a range of high quality wardrobes and drawers. Radiator. uPVC double glazed oriel window to front aspect. Ceiling light point, power points, TV point.
BEDROOM TWO	Double bedroom. Fitted with a range of bespoke wardrobes. Radiator. uPVC double glazed window to rear aspect. Ceiling light point, power points, TV point.
BEDROOM THREE	Fitted with double wardrobes. Radiator. uPVC double glazed window to front aspect. Ceiling light point, power points.
BATHROOM	Three piece bathroom suite comprising of enclosed shower cubicle with wall mounted 'Rainfall' shower and separate hose attachment. Bath with side panel and sink/wash basin on pedestal. Heated chrome towel rail. Fully tiled walls. Tiled floor. uPVC double glazed obscure glass window to side aspect. Ceiling light point.
SEPARATE W/C	Low level w/c with inset flush system. Part tiled walls. Tiled floor. uPVC double glazed obscure glass window to side aspect. Ceiling light point.
CONVERTED LOFT	uPVC double glazed skylight window. Ceiling light point, power points.
EXTERIOR FRONT	The front of the property has a feature low maintenance pressed concrete driveway offering parking for several vehicles. Fenced surround.
EXTERIOR REAR	The rear of the property has a generously sized garden laid mainly to lawn with composite decked patio seating area. Secure fencing. Outside electrics and outside tap.







