PROPERTY DETAILS

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

Est. 1923
SLEIGH & SON
Estate Agency
Solicitors

17 CHESTNUT GARDENS, DENTON, M34 6AE
£230,000 (Offers Over)

Sleigh and Son Property Sales are delighted to offer for sale this well presented and deceptively spacious three bedroomed family home, tucked away at the end of a quiet cul-de-sac within a well established residential area of Denton, just off the ever popular Town Lane. Offered with No Vendor Chain and boasting excellent kerb appeal, freshly decorated interiors, brand new carpets to the first floor and a driveway providing ample off road parking, this lovely home is ready to move straight into; offering potential purchasers complete peace of mind. Providing spacious and versatile accommodation, it is perfectly suited to a wide range of buyers, and an early viewing is strongly recommended to avoid disappointment.

Upon entering, double doors open into a bright and inviting hallway leading into the generous lounge, which flows seamlessly through to the dining area. French patio doors open onto the rear garden, offering pleasant views and allowing an abundance of natural light to fill the space, creating a warm and airy atmosphere. The modern fitted kitchen provides an excellent range of wall and base units, ample worktop space and everything required for everyday family living. To the first floor are three well proportioned bedrooms, two of which benefit from fitted wardrobes, together with a modern family bathroom.

Externally, the property continues to impress. To the front is a generously sized side driveway providing off road parking for several vehicles. The good sized rear garden is a real highlight, featuring a spacious decked patio seating, ideal for entertaining family and friends or simply relaxing outdoors. There is also a low maintenance artificial lawn, attractive raised flower beds and a charming summerhouse, creating a wonderful outdoor space to enjoy throughout the year.

Chestnut Gardens is conveniently situated close to a wide range of local amenities, shops, reputable schools, excellent public transport links and major commuter routes, making this an ideal purchase for families, first-time buyers and those looking to downsize.

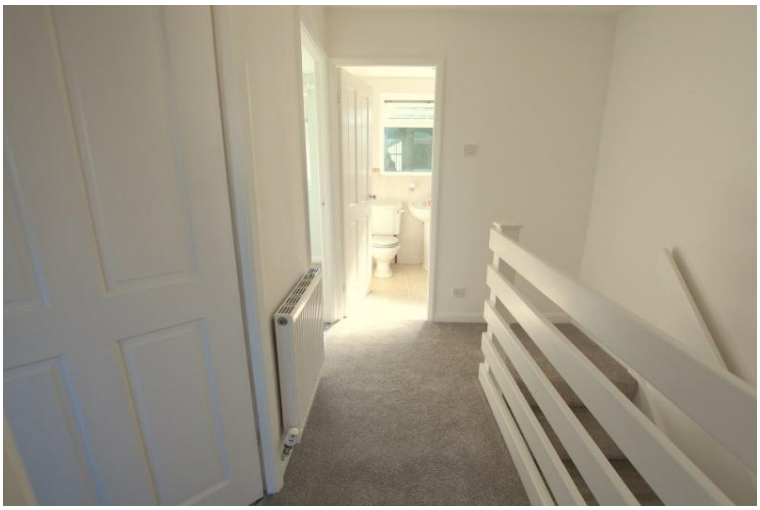
PLEASE NOTE THAT WE HAVE NOT TESTED THE EQUIPMENT, APPLIANCES AND SERVICES IN THE PROPERTY, INTERESTED APPLICANTS ARE ADVISED TO COMMISSION THE APPROPRIATE INVESTIGATIONS BEFORE FORMULATING THEIR OFFER TO PURCHASE.

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	Composite door to hallway. Inset cupboard housing utilities. Wall mounted alarm pad. Radiator. Wooden effect laminate flooring. Access to stairs and landing. Double doors to lounge/dining room. Ceiling light point, power points.
LOUNGE/DINING ROOM	Wooden effect laminate flooring. Door to understairs storage. Radiator. uPVC double glazed box bay window to front aspect. Ceiling light point, power points, TV point. Walk through to dining room. Radiator. uPVC double glazed French doors leading to rear garden. Ceiling light point, power points.
KITCHEN	Fitted with a range of wall and base units with drawers and complimentary work surface over. Sink and drainer unit with central mixer tap. Integrated electric oven with four ring gas hob and overhead chimney style extractor fan. Integrated fridge freezer. Space and plumbing for washing machine. Inset cupboard housing wall mounted combi boiler. Part tiled walls and tiled floor. uPVC double glazed window to rear aspect. Inset spot lights to ceiling. Power points.
LANDING	Radiator. Access to bedrooms and bathroom. Access to loft. Ceiling light point, power points.
BEDROOM ONE	Double bedroom. Fitted wardrobes, overhead cupboards, drawers and bedside cabinets. Radiator. uPVC double glazed window to front aspect. Ceiling light point, power points, TV point.
BEDROOM TWO	Double bedroom. Fitted wardrobes. Radiator. uPVC double glazed window to rear aspect. Ceiling light point, power points.
BEDROOM THREE	Door to inset wardrobe/storage area. Radiator. uPVC double glazed window to front aspect. Ceiling light point, power points.
BATHROOM	Three piece suite comprising of bath with side panel and shower to mixer taps. Sink wash basin on pedestal and low level w/c with flush. Radiator. Part tiled walls and tiled floor. uPVC double glazed obscure glass window to rear aspect. Inset spot lights to ceiling.
EXTERIOR FRONT	To the front of the property is a driveway with parking for several vehicles and a side grassed lawn area.
EXTERIOR REAR	To the rear of the property is a decked patio seating area. Low maintenance artificial lawn with raised flower beds. Secure fencing. Summerhouse. Outside tap.

Tenure: Leasehold – 999 years from 01/01/1984. Yearly rent £35.00

Council Tax Band B

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