

PROPERTY DETAILS

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



98 MOORFIELD AVENUE, DENTON, M34 7TN £235,000 (Offers Over)



Sleigh and Son Property Sales are delighted to present For Sale this beautifully presented and thoughtfully extended three bedroomed semi detached home, positioned within a well established and highly regarded residential area of Denton.

Upon entry, a welcoming vestibule opens into a bright and inviting hallway, providing access to both the lounge and the spacious dining kitchen. The lounge enjoys an abundance of natural light, enhanced by elegant French patio doors that open onto the rear garden and create a warm, airy atmosphere throughout the room. The impressive extended high end kitchen/diner is a standout feature - well designed, generously proportioned and perfectly suited to modern living with space for cooking, dining and entertaining. To the first floor, you will find three well proportioned bedrooms with the smallest bedroom much larger than a standard box room. The three piece family bathroom also provides ample practical storage and completes the first floor layout. Externally, the front of the property features a paved driveway providing off road parking, complemented by low maintenance decorative stone. To the rear, you will find a generous south facing garden, complete with a paved patio seating area ideal for outdoor relaxation and entertaining, as well as a well kept lawn offering plenty of space.

Whether you are stepping onto the property ladder or searching for your next family home, this property offers excellent value and a wonderful living environment. Early viewing is strongly recommended.

Location: Moorfield Avenue is conveniently close to local shops, reputable schools, bus routes and key transport links, making it an excellent choice for a wide range of buyer.

Tenure: Freehold Council Tax Band B

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:• -

ENTRANCE PORCH	Built with brick base and uPVC double glazed surround with uPVC double glazed entrance door. Composite door to hallway. Power points.
HALLWAY	Wooden effect laminate flooring. Cupboard housing utilities. Doors to lounge, kitchen/diner and access to stairs and landing. PVC panelled ceiling. Ceiling light point.
LOUNGE	Central feature coal effect electric fire with hearth, back plate and wooden surround. Continuation of wooden effect laminate flooring from hallway. Feature radiator. Inset cupboard housing utilities. Feature panelled wooden ceiling. uPVC double glazed window to front aspect. uPVC double glazed double French patio doors leading to rear garden. Two ceiling light points, two wall light points, power points, TV point.
KITCHEN/DINER	Fitted with a range of wall and base units with complimentary work surface. Kitchen Peninsula offering increased counter and storage space. Quartz composite one and half bowl sink and drainer unit with central mixer tap. Integrated electric oven with four ring gas hob and overhead feature extractor fan. Integrated slimline dishwasher. Space for American fridge/freezer, space and plumbing for washing machine. Wall mounted feature radiator. Door to inset storage cupboard housing combi boiler and dryer. Wooden panelled ceiling with spot lights and separate ceiling light. uPVC double glazed window to rear aspect and uPVC double glazed window to side aspect. uPVC double glazed door leading to rear garden. Power points.
LANDING	Dog legged staircase. uPVC double glazed frosted glass window to front aspect and uPVC double glazed frosted glass window to side aspect. Loft with drop-down ladders, insulated and partly boarded. Doors to bedrooms and bathroom. Ceiling light point.
BEDROOM ONE	Double bedroom. Radiator. uPVC double glazed window to rear aspect. Ceiling light point, power points, TV point.
BEDROOM TWO	Double bedroom. Door to inset wardrobe with shelving. Radiator. uPVC double glazed window to rear aspect. Ceiling light point, power points, TV point.
BEDROOM THREE	Double wardrobes with shelving and drawers. Radiator. uPVC double glazed window to front aspect. Ceiling light point. Power points.
BATHROOM	Three piece suite comprising bath with side panel and overhead wall mounted shower. Sink wash basin on pedestal and low level w/c with inset flush. Heated chrome towel rail. Complimentary wall cupboard with glass front. Door to inset storage cupboard with shelving. Part tiled walls. uPVC double glazed obscure glass window to front aspect. Ceiling light point.
EXTERIOR FRONT	The front of the property has decorative stone and a paved driveway for several cars. Secure fencing. Gate leading to side and rear garden.
EXTERIOR REAR	The rear of the property has a paved area and grass laid mainly to lawn with stocked borders and mature shrubs. Pull out canopy. Secure fencing. Outside tap. Aluminium shed.





