

PROPERTY DETAILS

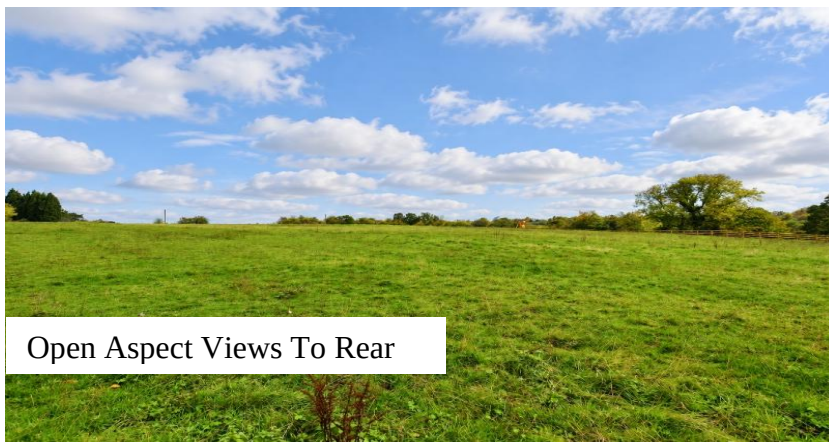
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Est. 1923
**SLEIGH
& SON**
Estate Agency
Solicitors

51 MILLBROOK AVENUE, DENTON, M34 2DQ
£250,000 (Offers Over)



www.sleighandson.com



Sleigh and Son Property Sales are delighted to present this deceptively spacious and extended three bedroomed semi detached home, occupying a highly desirable position at the foot of Town Lane in Denton.

Enjoying attractive open views across well maintained green space and offered to the market with No Vendor Chain, this traditional home presents a fantastic opportunity for purchasers seeking a property they can adapt and tailor to their own individual style.

This generously proportioned family home, is enhanced by a ground floor extension that creates an impressive and versatile living environment.

Upon entering, a welcoming porch leads into a spacious entrance hallway, providing access to two reception rooms. The principal lounge flows seamlessly into a further reception area before opening into the conservatory, overall creating excellent space for both everyday family living and entertaining. The conservatory enjoys pleasant views over the rear garden and the open green space beyond, offering a peaceful retreat in which to relax and unwind. The kitchen is well sized and fitted with a range of integrated appliances, and provides access to a downstairs spacious modern bathroom and integral garage adding further practicality and convenience. Also accessed directly from the kitchen, a separate reception room offers valuable flexibility and could serve as a dining room, playroom, home office or snug. To the first floor, there are three well proportioned bedrooms, including two generous doubles. Two of the bedrooms benefit from attractive views across the surrounding green space, enhancing the sense of openness and tranquillity. A second family bathroom serves the first floor accommodation.

Externally, to the front, a driveway provides off road parking and leads to the attached garage. The generously sized rear garden enjoys a high degree of privacy, being largely unoverlooked and benefiting from far reaching views across open fields and green space. This wonderful outdoor setting is ideal for relaxing, entertaining guests, or simply enjoying the peaceful surroundings.

Combining generous living accommodation, sought after views, excellent potential for enhancement and a highly popular location, this is a rare opportunity to create a superb family home in one of Denton's most desirable residential settings.

Millbrook Avenue is in a popular residential area and is a short stroll away from Hyde Hall Farm and its surrounding scenic countryside walks whilst also offering all the convenience of being situated within close vicinity of reputable schools, local shops, bus routes and core transport links.

Tenure: Leasehold. 999 years from 25th March 1964. Yearly rent £16

Council Tax C

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

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

ENTRANCE VESTIBULE HALLWAY	uPVC double glazed sliding door to vestibule. Door to hallway. Radiator. Wall mounted alarm pad. Door to understairs storage cupboard housing utilities. Doors to lounge and separate reception room. Access to stairs and landing. Ceiling light point, power point.
LOUNGE	Central feature fitted gas fire with brick surround. Radiator. Double glazed leaded window to front aspect. Ceiling light point, power points, TV point. Double doors to second reception room.
SECOND RECEPTION ROOM	Radiator. uPVC double glazed sliding patio doors to conservatory. Ceiling light point, power points. Door to kitchen. Ceiling light points, power points.
CONSERVATORY	Built with pitched roof, wooden and windows surround Two radiators. Tiled floor. Double doors to rear garden. Two wall light points, power points.
KITCHEN	Fitted with a range of wall and base units and drawers with work surface over. Sink and a half with drainer and central mixer tap. Integrated electric cooker with four ring electric hob and built in extractor fan. Integrated fridge/freezer, integrated washing machine and space for tumble dryer. Wall mounted combi boiler. Part tiled walls. Tiled floor. Double glazed window to rear aspect. Strip light, power points. Door to downstairs w/c and door to integral garage. Archway through to further reception area.
THIRD RECEPTION ROOM	Wooden effect laminate flooring. Radiator. Door to hallway. Ceiling light point, power points.
DOWNSTAIRS W/C	Three piece suite comprising wall mounted electric shower in curved shower cubicle, sink wash basin on pedestal and low level w/c with flush. Fully tiled walls and wooden effect laminate flooring. Ceiling light point.
LANDING	Dado rail to walls. Double glazed window to side aspect. Ceiling light point.
BEDROOM ONE	Double bedroom. Radiator. Double glazed leaded window to front aspect. Ceiling light point, power points.
BEDROOM TWO	Wooden effect laminate flooring. Radiator. Double glazed window to rear aspect. Ceiling light point, power points.

BEDROOM
THREE

Wooden effect laminate flooring. Radiator. Double glazed window to rear aspect. Ceiling light point, power points.

BATHROOM

Three piece suite comprising bath with side panel and wall mounted electric shower. Sink wash basin on pedestal and low level w/c with inset flush. Fully tiled walls. Tiled floor. Built in storage cupboard. Double glazed leaded obscure glass window to front aspect. Ceiling light point.

INTEGRAL
GARAGE
EXTERIOR
FRONT

With up and over door. Power and lighting.

The front of the property has a blocked paved driveway leading to an integral garage. Brick wall front with double wrought iron gates. Mature trees and shrubs.

EXTERIOR REAR The rear of the property is not overlooked, backing onto open fields. Trees, mature shrubs and plants. Secure fencing to sides. Greenhouse.





