

# PROPERTY DETAILS

Est. 1923

**SLEIGH  
& SON**

Estate Agency  
♦  
Solicitors

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

28 OLD MEADOW DRIVE, DENTON, M34 3TF

£620,000



[www.sleighandson.com](http://www.sleighandson.com)

# PROPERTY DETAILS

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



A rare opportunity has arisen in this highly sought after area to acquire a truly unique six bedroomed property with multiple bathrooms. The ample private driveway leads to the home, which is set on a substantial plot and tucked away on a set back corner position, creating a genuine sense of privacy. Impressive gardens back onto the Tame Valley, further enhancing the tranquillity and individuality of this remarkable residence. Built with genuine character and arranged over three thoughtfully designed floors, the property offers a well proportioned layout throughout and is sure to appeal to purchasers seeking a completely bespoke home with a distinctive point of difference. Early viewings are strongly advised to fully appreciate the scale, lifestyle, convenience and contemporary living this exceptional property provides; perfect for buyers who value space, privacy and modern comfort.

Upon entering, a grand reception hallway provides access to an open plan dining area and further ground floor rooms. The lounge enjoys pleasant views over the garden, while a second reception room offers versatile use. A stylish kitchen features an array of integrated appliances and leads to a convenient utility room, integral heated double garage and downstairs cloaks.

The first floor hosts five bedrooms, including a notably large master bedroom that could be divided into two rooms without compromising space, should additional versatility be required. A thoughtful 'Jack and Jill' bathroom serves two bedrooms, complemented by a further family bathroom. The second floor reveals an additional master bedroom, adapted with a small kitchen area and ensuite bathroom, ideal for multi generational living or guest accommodation.

Externally, the property continues to impress with individuality, character and space. The generous lawned garden includes a children's play area with soft flooring, multiple decked patio seating areas, a fully functional BBQ, vegetable plot and an enclosed, fully paved adjacent side garden.

**Overall, this is a fantastic opportunity not to be missed.**

**The property is ideally offered with No Vendor Chain.**

Tenure: Freehold property/land with part Leasehold land – 999 years from 1st May 1980, £250 yearly rent.  
Council Tax Band E

Construction: Traditional brick with tiled roof Services: Main's: Gas, electric, water (unmetered), Wi-Fi.  
The property has mains drainage and sewerage services and benefits from CCTV coverage from four angles providing enhanced security and peace of mind.

[www.sleighandson.com](http://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:• -**

HALLWAY	Composite door to hallway with side double glazed obscure glass window and two uPVC double glazed windows to side aspect. Kardean flooring. Access to open plan dining area. Solid oak fire doors to lounge, kitchen and further reception room. School radiator. Two ceiling light points, power points. Wall mounted alarm pad.
DINING AREA	Kardean flooring and uPVC double glazed bay window to side aspect. Ceiling light point, two wall light points, power points.
RECEPTION ONE/LOUNGE	Radiator. uPVC double glazed window to side aspect and uPVC double glazed window to rear aspect. Ceiling light point, two wall light points, power points, TV point.
RECEPTION TWO	Currently used as an office. Radiator. uPVC double glazed part obscure glass window to front aspect. Ceiling light point, power points.
KITCHEN	Fitted with a range of wall and base units and drawers with complimentary granite work surface over. Ceramic one and half bowl sink and drainer unit with central mixer tap. 5 ring Rangemaster cooker and overhead extractor fan. American double fridge/freezer. Integrated microwave, wine cooler and dishwasher. Door to understairs storage. Part tiled walls. Kardean flooring. Two uPVC double glazed windows to rear aspect and walk through to utility room. Ceiling light point and inset spot lights to ceiling. Power points.
UTILITY ROOM	Space incorporating washing machine and dryer. Stainless steel sink unit with central mixer tap. Kardean flooring. Radiator. uPVC double glazed window to rear aspect. Composite door to rear aspect. Door to downstairs w/c and door to integral garage. Ceiling light point, power points.
DOWNSTAIRS W/C	Comprising of sink wash basin on half pedestal and low level w/c with inset flush system. Kardean flooring. uPVC double glazed obscure glass window to side aspect. Inset spot lights to ceiling.
INTEGRAL GARAGE	Double garage. Radiator. Wall mounted 'Worcester' combi boiler. Remote operated electric door to front aspect. Power and lighting.
FIRST FLOOR LANDING	Solid oak fire doors to five bedrooms, bathroom and storage area. Stairs to second floor. Two ceiling light points, power points.
BEDROOM ONE	Large master bedroom fitted with a range of wardrobes, overhead units and base drawers. Three radiators. Wooden effect laminate flooring. Two uPVC double glazed skylight windows to front aspect and uPVC double glazed window to rear aspect. Inset spot lights to ceiling. Power points.
BEDROOM TWO	Double Bedroom. Fitted with a range of wardrobes, overhead units, chest of drawers and shelving. Radiator. uPVC double glazed window to rear aspect. Door to Jack and Jill bathroom. Ceiling light point, power points.
JACK AND JILL BATHROOM	Fully tiled and comprising of enclosed shower cubicle with wall mounted power shower. Sink wash basin on pedestal and low level w/c with inset flush system. Granolithic wet flooring. Fully tiled walls.

Radiator. Heated chrome radiator. Two uPVC double glazed obscure glass windows to rear aspect. Ceiling light point.

**BEDROOM THREE** Double bedroom. Fitted with a range of wardrobes and chest of drawers. Radiator. uPVC double glazed window to side aspect. Door to Jack and Jill bathroom. Ceiling light points, power points.

**BEDROOM FOUR** Radiator. uPVC double glazed obscure glass window to front aspect and uPVC double glazed glass window to the side aspect. Ceiling light point, power points.

**BEDROOM FIVE** Radiator. Free standing wardrobes, drawers, overhead units and desk. uPVC double glazed window to side aspect. Ceiling light point, power point, TV point.

**BATHROOM** Fully tiled and comprising bath with side panel and wall mounted shower to bath. Sink wash basin on pedestal and low level w/c with inset flush system. Base door to storage. Heated chrome towel rail. uPVC double glazed obscure glass window to front aspect. Ceiling light point.

**SECOND FLOOR LANDING** Access to bedroom with ensuite facilities. Storage area. Ceiling light point.

**BEDROOM SIX** Fitted with a range of wardrobes, overhead units and base drawers. Radiator and two double glazed skylight windows to side aspect. Fitted base units with stainless steel sink and drainer unit with central mixer tap. Door to ensuite bathroom. Ceiling light point, power points.

**ENSUITE BATHROOM** Comprising of enclosed shower cubicle with wall mounted shower, sink on base vanity unit and low level wc with inset flush system. Tiled floor, part tiled walls and heated chrome towel rail. Ceiling light point.

**EXTERIOR FRONT** To the front of the property is a block brick driveway with secure double wrought iron gates. Access to side garden, gate to further enclosed garden. Wall light point, concealed electric points. The property has CCTV to fitted to each corner.

**EXTERIOR SIDE** Garden laid mainly to lawn with secure fenced boundaries. Raised wooden decked patio seating area covering partial front and whole of side aspect. Paved patio seating area and further raised wooden decked patio seating area with brick built BBQ (power and lighting). Children's soft ground play area with feature swing. Raised planters for vegetable plot. Access to rear of property, providing further access to enclosed exterior paved area. Wall light points, concealed electric points.











