

PROPERTY DETAILS

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



14 KIRKHAM CLOSE, DENTON, M34 3AY

£255,000 (Offers Over)

Well Presented Two Bedroomed Semi Detached Bungalow. Modern Kitchen/Dining Room. Ample Driveway. Rear Garden Not Overlooked. No Vendor Chain.



Sleigh and Son Property Sales are pleased to present this well-maintained two-bedroom bungalow, offered For Sale with no onward vendor chain. The property is tucked away in a quiet cul-de-sac within a well-established residential area of Denton and benefits from convenient access to a variety of local amenities, including nearby shops, reputable schools, regular bus services, and major motorway links. Crown Point North Retail Park and Denton Pool and Wellness Centre are also within comfortable walking distance. The accommodation briefly comprises a side entrance hallway, a welcoming lounge with a central feature fireplace, two double bedrooms, a spacious modern kitchen/dining room, a contemporary wet room, and a practical rear vestibule/sunroom providing access to the garden. Externally, the front of the property features a low-maintenance resin-bound garden and a generous driveway offering off-road parking for several vehicles. To the rear, there is a private enclosed resin-bound garden which is not directly overlooked, providing a pleasant space for outdoor relaxation or entertaining. An early viewing is highly recommended to fully appreciate the accommodation on offer. Council Tax Band C. Tenure: Freehold.

Construction: Traditional brick with tiled roof. Services: Mains gas, electricity, water (metered), and drainage. Sale subject to Grant of Probate.

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 HALLWAY	uPVC double glazed side aspect door to L shaped hallway. Inset cupboard housing utilities. Radiator. Wooden effect laminate flooring. Access to loft. Solid oak doors leading to lounge, kitchen, bedrooms and bathroom. Two ceiling light points, power points. Wall mounted alarm pad.
LOUNGE	Central fitted electric coal effect fire with wooden surround, backplate and marble hearth. Coving to ceiling. Radiator. uPVC double glazed window to front aspect. Ceiling light point, two wall light points, TV point, power points.
KITCHEN	Fitted with a range of modern white high gloss wall and base units with complimentary work surface and one and a half ceramic sink and drainer unit with central mixer tap. Integrated electric cooker with separate four ring induction hob and overhead pull out extractor fan. Space and plumbing for washing machine. Space for fridge freezer. Inset cupboard housing combi boiler. Part tiled walls. Radiator. uPVC double glazed window to rear aspect. Inset spotlights to PVC/laminated ceiling. uPVC double glazed door to exit vestibule/sun room. Power points.
BEDROOM ONE	Double bedroom. Coving to ceiling. Radiator. uPVC double glazed window to front aspect. Ceiling light point, power points, TV point.
BEDROOM TWO	Double bedroom. Coving to ceiling. Radiator. uPVC double glazed window to rear aspect. Ceiling light point, power points.
WET ROOM	Comprising of wall mounted electric shower, low level w/c with inset flush and sink wash basin on base vanity unit. Radiator. Fully tiled walls. Anti slip wet room vinyl flooring. Inset spotlights to PVC/laminated ceiling. uPVC double glazed obscure glass window to side aspect.
EXIT VESTIBULE/SUN ROOM	Brick built with uPVC double glazed surround. uPVC double glazed door with steps leading to rear garden. Power points, wall light point.
EXTERIOR FRONT	The front of the property has double wrought iron gates leading to a resin bound side driveway with parking for several vehicles. Resin bound at the front with stocked borders and mature shrubs. Dwarf brick wall with railings over. Concealed power points and two wall lights. Gate leading to rear garden.
EXTERIOR REAR	The rear of the property is resin bound with stocked borders and mature shrubs. Steps leading up to a further resin bound area. Secure boundaries. Not directly overlooked.





