

PROPERTY DETAILS

Est. 1923

**SLEIGH
& SON**

Estate Agency
Solicitors

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

25 TAME STREET, DENTON, MANCHESTER, M34 3HP

£180,000 (Offers Over)

A well presented two double bedroomed semi detached property with an ample driveway and detached garage. Situated in a popular location and offered with No Vendor Chain, making it an ideal first-time buyer purchase.



Sleigh and Son Property Sales are pleased to offer For Sale this well maintained two bedroomed semi detached home, ideally located close to the heart of Denton and offered to the market with No Vendor Chain. Conveniently positioned within easy reach of local amenities, highly regarded schools, public transport links, and major motorway networks, the property also benefits from being just a short walk from Crown Point North Retail Park and Denton Wellness Centre.

This lovely home is expected to appeal to first time buyers and investors alike, and early viewings are highly recommended. The accommodation briefly comprises an entrance hallway, a spacious lounge featuring a decorative fireplace, and a fitted kitchen with a separate dining area. To the first floor are two generously sized double bedrooms and a family bathroom. Externally, the property benefits from a driveway to the front providing off road parking and leading to a detached garage. To the rear is a well maintained garden featuring an artificial lawn, mature shrubs, and a pleasant outdoor space ideal for relaxing or entertaining.

Council Tax Band A.

Tenure: Leasehold. 999 years from 25/4/1972. Yearly rent £10.00.

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

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	Door to hallway. Inset cupboard housing utilities. Wall mounted alarm pad. Radiator. Access to stairs and landing. Door to lounge.
LOUNGE	Central inset gas feature fire with surround. Coving to ceiling. Inset cupboard housing utilities. Radiator. uPVC double glazed window to front aspect. Double doors leading to kitchen/dining area. Ceiling light point, power points, TV point.
KITCHEN/DINING AREA	Fitted with a range of wall and base units with work surface over. Stainless steel sink and drainer unit with taps. Integrated electric oven with four ring gas hob and overhead extractor. Space for fridge freezer. Radiator. Part tiled walls. uPVC double glazed window to rear aspect and uPVC double glazed window to side aspect. Door to rear garden. Two ceiling lights, power points.
LANDING	uPVC double glazed obscure glass window to side aspect. Access to bedrooms and bathroom. Access to loft.
BEDROOM ONE	Double bedroom. Inset wardrobes, cupboards and drawers with shelving. Radiator. uPVC double glazed window to front aspect. Ceiling light point, power points.
BEDROOM TWO	Double bedroom. Radiator. uPVC double glazed window to rear aspect. Ceiling light points, power points.
BATHROOM	Comprising of bath with side panel and mixer tap shower with fitted shower screen. Sink wash basin on pedestal and low level w/c with flush. Part tiled walls. Radiator. uPVC double glazed obscure glass window to side aspect. Ceiling light point.
EXTERIOR FRONT	Double wrought iron gates leading to driveway and detached garage. Brick walled front and privet surround. Secure fencing.
EXTERIOR REAR	The rear of the property has an artificial lawned area with mature shrubs. Wooden shed. Secure fencing.
DETACHED GARAGE	Detached garage with up and over door to front aspect. Glass window to side.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

