

PROPERTY DETAILS

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



284 STOCKPORT ROAD, DENTON, M34 6PN
£325,000



Introducing a beautifully presented three bedroomed family home featuring a converted loft and a stylish open plan ground floor living space.

Ideally located in a highly desirable area of Denton, this superb property is perfect for families.

Early viewings are strongly advised.

No Vendor Chain

www.sleighandson.com



Sleigh and Son Property Sales are delighted to offer For Sale this spacious and beautifully presented three bedroomed semi detached family home, arranged over three floors and offering well planned, versatile accommodation throughout. Occupying an attractive corner plot position with ample outdoor space, the property is ideally offered with No Vendor Chain.

Given the generous layout and flexibility of the rooms, we believe this impressive home would make an ideal forever family residence while also catering comfortably to a wide range of modern lifestyles.

Upon entering, you are welcomed into a bright and spacious entrance hallway, which provides access to the impressive open plan living, dining and kitchen area, and also access to the conservatory. The generous lounge offers a comfortable and inviting space in which to relax and unwind whilst the dining area flows seamlessly into the contemporary fitted kitchen, creating a fantastic open plan living environment. This stylish area is fitted with a range of modern units and is complemented by a free standing island, providing an excellent combination of style, storage and practicality. The open plan arrangement has been thoughtfully designed to maximise the sense of space and brings the lounge, dining and kitchen areas together beautifully. A particular highlight is the bi-fold doors, which open directly onto the rear garden, creating a seamless connection between the kitchen, dining and outdoor spaces. When fully opened, the garden becomes a natural extension of the living accommodation, providing a setting for summer entertaining, alfresco dining and spending time with family and friends. The side aspect bright and airy conservatory provides further flexible living space with French doors opening directly onto the side garden.

The first floor offers three well proportioned bedrooms together with a larger than average family bathroom. A second staircase leads to the converted loft room, a tastefully finished and highly versatile space currently used as an additional bedroom but easily adaptable to suit individual needs. With two generous skylight windows, the room is flooded with natural light and enjoys a bright, welcoming atmosphere.

Externally, the property benefits from a generous and well maintained garden which wraps seamlessly from the front around to the side and rear. Areas of attractive Indian stone paving provide a variety of seating, while two artificial lawned sections offer a low maintenance solution alongside a further neat lawned area. A wooden pergola creates a sheltered space to sit, while the garden as a whole offers plenty of flexibility for outdoor dining and entertaining. There is also a useful enclosed wooden shed, ideal for additional storage and access to the rear of the detached garage.

Overall, this is a fantastic and spacious family home offering generous accommodation, excellent versatility and superb indoor and outdoor living space.

Stockport Road is a popular residential location within Denton, conveniently positioned close to a range of local amenities. The property is well placed for local shops, well-regarded schools, leisure facilities, bus routes and key transport links, making it an excellent choice for families and commuters alike. For those who enjoy the outdoors, Haughton Dale Nature Reserve is also close by, providing a peaceful setting for walking, cycling and enjoying the surrounding natural environment.

Council Tax Band C

Tenure: Leasehold. 999 years from 8th October 1973. Yearly rent £15.00.

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.

IN DETAIL THE ACCOMMODATION COMPRISES:• -

ENTRANCE HALLWAY	uPVC double glazed door to hallway. Wooden effect laminated flooring. Open understairs storage with shelving. Radiator. Door to open plan living room/dining room/kitchen. Door to conservatory. Access to stairs and landing. Ceiling light point, power points.
OPEN PLAN LIVING ROOM/DINING ROOM/KITCHEN	Lounge area with feature wall mounted radiator and uPVC double glazed bay window to front aspect. Power points, TV point. Dining area with five pendant ceiling light and walk through to kitchen. Kitchen area fitted with a range of wall and base units with drawers and solid wooden work surface over. Separate free standing complimentary kitchen island. Stainless steel sink and a half with drainer unit. Integrated double oven and separate four ring gas hob with stainless steel chimney style extractor fan. Integrated microwave. Space for American fridge freezer. Plumbing for washing machine. Complimentary cupboard housing combi boiler. Part tiled walls. Under cabinet lights. uPVC bi-fold doors with built in blinds leading to rear garden. Wooden laminate flooring throughout. Inset spot lights to ceiling. Power points.
CONSERVATORY	Built with brick base and uPVC double glazed surround. Wooden effect laminate flooring. Radiator. uPVC double French patio doors leading to side garden. Ceiling light point, power points, TV point.
LANDING	Wooden effect laminate flooring. uPVC double glazed window to side aspect. Doors to bedrooms and bathroom. Fire door leading to second set of stairs providing access to converted loft. Ceiling light point, power points.
BEDROOM ONE	Double bedroom. Wooden effect flooring. Radiator. uPVC double glazed window to front aspect. Ceiling light point, power points, TV point.
BEDROOM TWO	Double bedroom. Wooden effect laminated flooring. Radiator. Built in understairs storage with shelves. uPVC double glazed window to rear aspect. Ceiling light point, power points.
BEDROOM THREE	Wooden effect laminate flooring. Radiator. uPVC double glazed window to front aspect. Ceiling light point, power points.
BATHROOM	Three piece suite comprising bath with side panel and wall mounted shower with glass side screen. Sink wash basin on base vanity unit and low level w/c with inset flush. Heated chrome towel rail. Part tiled walls and part panelled walls. uPVC double glazed obscure glass window to side aspect and uPVC double glazed obscure window to rear aspect. Inset spot lights to ceiling.
CONVERTED LOFT ROOM	Radiator. Two inset storage cupboards. uPVC double glazed window to side aspect. Two uPVC double glazed skylight windows. Inset spot lights to ceiling. Power points.
WRAP AROUND GARDEN TO FULL SIDE AND REAR	To the front of property there are two lawned areas, one artificial, with Indian stone paved areas extending round to the side and rear garden. Mature shrub borders. Wooden shed in enclosed surround. Wooden pergola. Outside tap. Side gate leading to alleyway and additional parking. Artificial lawned area to the rear. Door to rear of garage. Secure fencing to all sides.
GARAGE	Detached garage with up and over door to front aspect. Power and lighting.













