

PROPERTY DETAILS

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



10 MAYFIELD AVENUE, HAUGHTON DALE, DENTON, M34 7QB
£260,000 (Offers Over)



A rare opportunity has arisen to purchase this charming semi detached bungalow, quietly nestled along a leafy avenue and set among just seven individually designed homes. Full of character and bespoke appeal, the property offers a wonderful sense of warmth, and its enviable position places you only a short stroll from the much loved Haughton Dale Nature Reserve; perfect for scenic woodland walks and peaceful moments for anyone who enjoys the tranquillity of the outdoors.

Stepping inside, the vestibule opens into a welcoming lounge, an inviting space enhanced by a bay fronted window that floods the room with natural light. At the heart of the home sits a well planned fitted kitchen, thoughtfully positioned and offering direct access to the rear garden. The generously sized master bedroom enjoys twin windows overlooking the beautifully presented garden, while the second bedroom also benefits from pleasant garden views. Completing the thoughtfully arranged ground floor is a generous four piece bathroom, offering a sizable amount of space that truly sets this bungalow apart from more traditional layouts.

Externally, the property continues to impress. The front provides a secure driveway with ample parking, leading to a convenient car port. To the rear, a low maintenance Indian stone paved garden offers a private and secure outdoor space, ideal for entertaining or simply unwinding in peaceful surroundings.

An internal viewing is strongly encouraged to fully appreciate the array of charming features and the enviable position of this distinctive true bungalow.

Mayfield Avenue is ideally positioned just off the well established and highly sought after Meadow Lane, which leads directly to the beautiful Haughton Dale Nature Reserve. Haughton Green Village is also only a short walk away, offering a variety of local shops, welcoming public houses, popular eateries, reputable schools, convenient bus routes, and excellent motorway links to surrounding towns.

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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 VESTIBULE	Composite door leading to vestibule, built with brick base and uPVC double glazed window surround. Door to lounge. Ceiling light point.
LOUNGE	Central feature coal effect electric fire with marble hearth, back plate and surround. Radiator. Cupboard housing utilities. uPVC double glazed bay window to front aspect and uPVC double glazed frosted window to side aspect. Wooden effect laminate flooring. Door to kitchen. Ceiling light point, power points, TV point.
KITCHEN	Continuation of wooden effect laminate flooring. Fitted with a range of wall and base units and drawers with complimentary work surface over and stainless steel sink and drainer unit with central mixer tap. Underlighting to various wall cabinets. Integrated electric oven with four ring gas hob and overhead inbuilt extractor fan. Integrated washing machine and integrated dishwasher. Space for fridge/freezer. Part tiled walls. Radiator. uPVC double glazed window to side aspect and uPVC double glazed door providing access to rear garden. Inset spot lights to ceiling. Power points.
BEDROOM ONE	Double bedroom. Radiator. Inset cupboard housing combi boiler. Two uPVC double glazed windows to rear aspect. Ceiling light points, power points.
BEDROOM TWO	Double bedroom. Radiator. uPVC double glazed window to rear aspect. Ceiling light point, power points.
BATHROOM	Four piece suite comprising of bath with tiled side panel and enclosed shower cubicle with wall mounted shower. Combination unit comprising of sink wash basin on vanity unit and low level w/c with inset flush system. Fully tiled walls. Wooden effect laminate flooring. Inset spot lights to ceiling. Extractor fan. Access to loft.
EXTERIOR FRONT	Double wrought iron gates lead to a substantial driveway for ample off road parking. Generously sized grassed area with rockery, mature shrubs and trees. Brick wall, privet and fenced surround. Covered car port with secure door to side aspect.
EXTERIOR REAR	Indian stone paved side entry and rear garden with brick wall and fenced surround. Aluminium shed with storm proof floor. Wall light point. Outside tap
FURTHER INFO	Leasehold: 999 years from 18 May 1832. Yearly rent £2.10. Council Tax Band B. Built in traditional brick with a tiled roof. Services include gas, electricity, metered water, and drainage.







