

PROPERTY DETAILS

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



35 LANCE CORPORAL ANDREW BREEZE WAY, DENTON,
MANCHESTER, M34 3AA
£320,000



Well Presented Three Double Bedroomed Town House arranged over
Three Floors with Four Bathrooms.

Viewings are strongly advised to fully appreciate overall space and layout.

Ideal Family Property

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Sleigh and Son Property Sales are delighted to present this deceptively spacious, well maintained and thoughtfully designed three double bedroomed townhouse, arranged over three floors and boasting four bathrooms for exceptional modern day convenience. Offering versatile and well proportioned accommodation throughout, this impressive home provides the ideal layout for busy households and growing families, making it a superb choice for families, professionals or anyone seeking flexible contemporary living.

Situated within a highly sought after residential area, the property enjoys close proximity to the excellent amenities that central Denton has to offer.

Upon entering, a welcoming hallway provides access to the spacious lounge, kitchen/dining room, downstairs wc and a generous size storage cupboard. The bright and inviting lounge benefits from two skylight windows, creating a light and airy atmosphere, while French doors open directly onto the rear garden, providing a seamless flow between the indoor and outdoor spaces. The well appointed kitchen/dining room is fitted with a range of integrated appliances and offers a versatile space for everyday family life. A convenient downstairs wc and storage cupboard completes the ground floor. To the first floor are two generous double bedrooms, with the master bedroom benefitting from its own en-suite shower room. A stylish family bathroom completes this floor. The second floor provides a further spacious double bedroom with en-suite shower room, offering an excellent degree of privacy and making this floor particularly well suited to guests, older children or those working from home.

Externally the property has been designed with ease of maintenance in mind. The front garden features both an artificial lawn and separate grassed area wrapping to the side, with a central path leading to the front door. The predominantly paved rear garden provides a practical and attractive space for outdoor dining, entertaining or simply relaxing. A rear gate provides access to two allocated parking spaces, adding further convenience.

Combining modern accommodation, three double bedrooms, four bathrooms, private outdoor space and allocated parking, this impressive home offers an excellent opportunity for those seeking spacious and versatile living in a convenient Denton location.

An early viewing is highly recommended to fully appreciate all that this property has to offer.

Lance Corporal Andrew Breeze Way is a popular residential location in the heart of Denton offering excellent access to local amenities and transport links. Manchester is readily accessible, while the M60 motorway is also close by, making this an excellent choice for commuters. The Denton Wellness Centre and Crown Point North Retail Park are within easy walking distance, alongside a wide range of local shops, supermarkets, cafes and eateries.

Tenure: Freehold. Council Tax Band C. Monthly maintenance and management charge: £209.81
Traditionally brick built property with tiled roof. Mains include: Gas, electric, water (metered), drainage and Wifi. NHBC Warranty in place.

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	Composite door to hallway. Radiator. Wooden effect laminate flooring. Doors to kitchen, lounge, storage room and downstairs w/c. Access to stairs and landing to first floor. Two ceiling light points, power points.
DOWNSTAIRS W/C	Sink wash basin on pedestal and low level w/c with inset flush system. Radiator. Extractor fan. Ceiling light point.
LOUNGE	Two radiators. Wooden effect laminate flooring, uPVC double glazed French doors with side uPVC double glazed windows to rear garden. Two uPVC double glazed skylight windows. Ceiling light point, power points, TV point.
KITCHEN/DINING AREA	Fitted with a range of wall and base units with drawers and complimentary work surface over. Stainless steel sink and a half with drainer unit and central mixer tap. Integrated oven and four ring gas hob with splashback and stainless steel chimney style extractor fan. Integrated washing machine and integrated fridge freezer. Inset cupboard housing wall mounted combi boiler. Radiator. uPVC double glazed window to front aspect. Two ceiling light points, power points.
LANDING ONE	Dog legged staircase. Radiator. Door to cupboard housing water tank. Doors to two bedrooms and bathroom. Stairs to second floor landing. Ceiling light point, power points.
BEDROOM ONE	Double bedroom. Radiator. uPVC double glazed window to rear aspect. Door to en-suite. Ceiling light point, power points.
EN-SUITE	Three piece suite comprising of enclosed tiled shower cubicle with wall mounted shower. Sink wash basin on pedestal and low level w/c with inset flush system. Heated chrome towel rail. Part tiled walls. Extractor fan. Ceiling light point.
BEDROOM TWO	Double bedroom. Radiator. uPVC double glazed window to front aspect. Ceiling light point, power points.
BATHROOM	Three piece suite comprising bath with side panel, wall mounted shower with glass side screen. Sink wash basin on pedestal and low level w/c with inset flush system. Heated chrome towel rail. Part tiled walls. uPVC double glazed obscure glass window to front aspect. Extractor fan. Ceiling light point.
LANDING TWO	Radiator. uPVC double glazed skylight window. Doors to bedroom and storage cupboard. Ceiling light point.
BEDROOM THREE	Double bedroom. Radiator. uPVC double glazed window to front aspect. Access to loft. Door to en-suite. Ceiling light point, power points.
EN-SUITE	Three piece suite comprising of enclosed tiled shower cubicle with wall mounted shower. Sink wash basin on pedestal and low level w/c with inset flush system. Heated

chrome towel rail. Extractor fan. uPVC double glazed skylight window. Ceiling light point.

EXTERIOR
FRONT

The front garden is bordered by brick pillars and decorative metal railings. Artificial grass and paving and separate grassed area to the front and side. Steps leading up to front door. Gate to side and rear garden.

EXTERIOR REAR The rear of the property is mainly paved for low maintenance. Wooden shed and outside tap. Secure fencing. Gate to rear which leads to parking where there are two allocated spaces.







