

PROPERTY DETAILS

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

Est. 1923
**SLEIGH
& SON**
Estate Agency
Solicitors

117 PALATINE STREET, DENTON, MANCHESTER, M34 3JJ
£140,000 (Offers Over)



www.sleighandson.com



Sleigh and Son Property Sales are delighted to offer for sale this spacious and beautifully presented two bedroomed, two bathroomed first floor apartment, ideally positioned within a highly regarded residential area of Denton.

Providing generous accommodation throughout, this attractive home is perfectly suited to modern, convenient everyday living and is sure to appeal to a wide range of buyers.

The property also benefits from a strong Energy Performance Rating, reflecting excellent insulation and efficient running costs that help reduce energy consumption and keep household bills lower.

It is also offered on a long leasehold basis, providing added reassurance for prospective purchasers.

Whether you are a first time buyer, investor, professional, or simply seeking a low maintenance and secure home in a convenient location, this apartment is well worth viewing.

Upon entering, you are welcomed by a spacious and inviting entrance hallway offering access to all principal rooms along with generous built in storage. The bright and airy open plan lounge flows seamlessly into the modern fitted kitchen, creating an ideal space for cooking, relaxing, and entertaining. The well proportioned master bedroom features built-in wardrobes and a modern en-suite shower room, providing both comfort and practicality. The second double bedroom also benefits from stylish mirrored wardrobes, offering excellent storage solutions. A further well appointed bathroom completes the accommodation, enhancing the appeal of this well maintained and versatile apartment.

Externally, the property enjoys secure allocated parking and access to a well presented communal garden, adding to the overall convenience and desirability of this modern home.

Palatine Street is a popular residential location in central Denton, ideally positioned for convenient access to a wide range of local shops, amenities and leisure facilities, including Denton Wellness Centre and Crown Point North Retail Park. Excellent public transport links, with nearby bus routes and easy access to the motorway network, make this an ideal location for commuters and those seeking everyday convenience.

Tenure: Leasehold. 999 years from 1st January 2007. Yearly rent £150 during the first 25 years of the term, thereafter subject to review.

Council Tax Band B. Management charges £1300 per annum.

Traditional brick built building with tiled roof. Mains: Gas (metered), electric (metered), water (metered), drainage, 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	External door to communal hallway. Stairs to first floor. Secure intercom system.
HALLWAY	Door to entrance L shaped hallway. Radiator. LVT flooring. further separate doors to bedrooms, bathroom and open plan living room/kitchen. Storage cupboard. Radiator. Access to loft. Two ceiling light points, power points.
OPEN PLAN LIVING ROOM/KITCHEN	Lounge area comprising of uPVC double glazed window to rear aspect and radiator. Ceiling light point, power points, TV point. Walk through to kitchen. Kitchen area fitted with a range of wall and base units and drawers with work surface and one and half bowl stainless steel sink and drainer unit with central mixer tap. Integrated electric oven with four ring electric hob, splash back and overhead built in extractor fan. Integrated fridge freezer. Space and plumbing for washing machine. Wall mounted concealed cupboard housing 'Worcester' combi boiler. uPVC double glazed window to side aspect. Ceiling light point, power points.
BEDROOM ONE	Double bedroom. Two built in separate wardrobes. Radiator. uPVC double glazed window to rear aspect. Door to en-suite shower room. Ceiling light point, power points.
EN-SUITE SHOWER ROOM	Three piece suite comprising of enclosed wall mounted shower, sink wash basin on pedestal and low level w/c with inset flush system. Complimentary wall unit with glass doors. Heated chrome towel rail. Part tiled walls. Extractor fan. Ceiling light point.
BEDROOM TWO	Double bedroom. Built in mirrored wardrobes. Radiator. uPVC double glazed window to rear aspect. Ceiling light points, power points.
BATHROOM	Three piece suite comprising bath with side panel, wall mounted mixer tap shower with glass side screen, sink wash basin on pedestal and low level w/c with inset flush system. Complimentary wall unit with glass doors. Heated chrome towel rail. Part tiled walls. Extractor fan. Ceiling light point.
EXTERIOR	The property benefits from secure, allocated parking. The property also has access to a communal gardens.



