

# PROPERTY DETAILS

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



## 54 FREDERICK STREET, DENTON, M34 3JA £180,000



Introducing a larger style Victorian mid terraced property positioned in a prime area of Denton, offering spacious rooms throughout and plenty of character and charm.

The home has been thoughtfully updated during the current ownership, enhancing comfort while retaining its period appeal.

Early viewings are strongly advised to fully appreciate the overall space and layout on offer.

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Sleigh & Son Property Sales are delighted to offer For Sale this well presented, larger style two double bedroomed home, boasting an excellent layout throughout in keeping with its period build. Full of warmth, charm and character, this spacious property is ideal for first time buyers, young families, or anyone seeking a traditional home in a prime central location close to numerous amenities and reputable schools.

The property has benefited from a series of thoughtful improvements over the past six years, including new windows, a full rewire, new first floor ceilings, a reconfigured bathroom, and a feature paved rear courtyard. These updates provide peace of mind for any new purchaser while enhancing modern comfort without compromising the home's original character.

Upon entering, a generously proportioned hallway leads through to the spacious lounge and dining room. This versatile open plan space offers an inviting setting for relaxing or entertaining and flows naturally into the rear fitted kitchen, creating a well balanced and generously sized ground floor layout. The pleasing room sizes continue to the first floor, where a sizable landing gives access to two double bedrooms. The master bedroom enjoys dual windows that flood the room with natural light, while the rear double bedroom benefits from fitted wardrobes. A charming, notably larger than average family bathroom, offering excellent space for storage, completes the first floor.

Externally, the property features a paved frontage, while the rear boasts a particularly attractive enclosed courtyard. Finished with beautiful Italian porcelain tiling and complemented by whitewashed walls, this outdoor space offers a stylish, contemporary feel. There is also convenient access to a gated communal alleyway.

A warm, spacious and characterful home in a highly convenient central location, this property is not one to miss. Early viewings are strongly recommended.

Frederick Street is a popular residential location in central Denton, ideally situated close to a wide range of local shops, amenities and leisure facilities, including Denton Wellness Centre and Crown Point North Retail Park. The property also benefits from excellent transport links to Manchester and the surrounding areas, with a selection of well regarded schools nearby.

Tenure: Freehold

Council Tax Band A

A traditionally brick built property with tiled roof. Mains, electric, gas, water (unmetered), drainage, Fibre optic 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<br>HALLWAY                 | uPVC double glazed door to hallway. Coving to ceiling. Radiator. Door to lounge/dining room and access to stairs and landing. Ceiling light point, power points.                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| LOUNGE<br>THROUGH TO<br>DINING ROOM | Central marble fireplace feature to main chimney breast wall. Two inset base storage cupboards. Coving to ceiling. Radiator. Wooden effect laminate flooring. uPVC double glazed window to front aspect. Ceiling light point, power points, TV point. Walk through to dining room. Dining room with coving to ceiling. Radiator. Two inset base storage cupboards with inset shelving over. Wooden effect laminate flooring. Door to inset storage cupboard with power and lighting and housing tumble dryer. uPVC double glazed window to rear aspect. Ceiling light point, power points. Access to kitchen. |
| KITCHEN                             | Fitted with a range of wall and base units and work surface over. Stainless steel one and half bowl sink and drainer unit with central mixer tap. Space for cooker, fridge freezer and washing machine. Coving to ceiling. Part tiled walls. uPVC double glazed window to rear aspect. uPVC double glazed door to rear yard. Ceiling light point, power points.                                                                                                                                                                                                                                               |
| LANDING                             | Coving to ceiling. Access to bedrooms and bathroom. Access to loft. Ceiling light point, power points.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| BEDROOM ONE                         | Double bedroom. Coving to ceiling. Radiator. Two uPVC double glazed windows to front aspect. Ceiling light point, power points, TV point.                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| BEDROOM TWO                         | Double bedroom. Radiator. Built in wardrobes with overhead cupboards and side shelving. Further built in overhead unit. uPVC double glazed window to rear aspect. Ceiling light point, power points.                                                                                                                                                                                                                                                                                                                                                                                                          |
| BATHROOM                            | Three piece suite comprising bath with tiled side panel and wall mounted mixer tap shower with glass side screen. Sink wash basin on pedestal and low level w/c with flush system. Part tiled walls. Inbuilt storage cupboard housing wall mounted 'Worcester' combi boiler. Wall mounted heated towel rail. uPVC double glazed obscure glass window to rear aspect. Ceiling light point.                                                                                                                                                                                                                     |
| EXTERIOR<br>FRONT                   | The front of the property is paved with a dwarf brick wall to front.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| EXTERIOR REAR                       | The rear of the property is paved with Italian porcelain tiles. Whitewashed walls. Outside tap. Gate to brick outhouse. Gate to secure communal alleyway.                                                                                                                                                                                                                                                                                                                                                                                                                                                     |





