

PROPERTY DETAILS

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



14 CASTLE AVENUE, DENTON, M34 6LL £247,000 (Offers Over).



Sleigh and Son Property Sales welcome to the open market this extremely well presented three bedroomed semi detached family property that benefits from having a ground floor extension to the rear. The property is ideally situated at the head of a cul-de -sac within a sought after location of Denton and is beneficially close to local schools, shops and transport links. Early viewings are encouraged to avoid disappointment.

In brief to the ground floor the property comprises of; entrance hallway, lounge with feature fire and surround, double 'Rock' patio doors leading to rear garden and a modern fitted kitchen that leads into an extended dining room. To the first floor there are three bedrooms and a family bathroom. The property also has a converted loft area with two Velux windows and is currently used as a bedroom/office. To the exterior, the property boasts well maintained gardens to the front and rear aspect and a driveway offering parking for up to two vehicles. uPVC double glazing and gas central heating further complete this desirable property.

Council Tax Band B

Tenure - Freehold with a perpetual yearly rentcharge of £5.00

www.sleighandson.com

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.

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide for those not yet fully conversant with metric measurements.

IN DETAIL THE ACCOMMODATION COMPRISES:• -

ENTRANCE HALLWAY	Feature Rock door to entrance hallway. Wood effect laminate flooring, double dado rail to walls, base cupboards housing utility meters, access to stairs and landing, uPVC double glazed obscure glass window to side aspect and door to lounge. Ceiling light point, power points.
LOUNGE	<i>20'1" x 11'6" (6.12m x 3.51m)</i> Central feature electric 'mock' flame fire with surround, marble back plate and hearth. Wooden effect laminate flooring, dado rail to walls, two radiators, uPVC double glazed bay window to front aspect, double glazed Rock patio doors leading to rear garden and door to kitchen. Ceiling light point, power points. Measurements to maximum points.
KITCHEN	<i>10'4" x 6'3" (3.15m x 1.91m)</i> Fitted with a range of wall and base units and drawers with work surface over and sink and drainer unit with central mixer tap. Integrated oven with four ring gas hob, space and plumbing for washer, space for base fridge and freezer. Part tiled walls, two uPVC double glazed windows to side aspect and walk through to dining area. Ceiling light point, power points. Measurements to maximum points.
DINING ROOM	<i>10'1" x 8'2" (3.07m x 2.49m)</i> Wooden effect laminate flooring, radiator with feature cover, access to inset storage area with overhead unit, uPVC double glazed windows to rear and side aspect, Rock door providing access to rear garden. Ceiling light point, power points. Measurements to maximum points.
LANDING	uPVC double glazed obscure glass window to side aspect, dado rail to walls, access to converted loft, doors to all bedrooms and bathroom. Ceiling light point.
BEDROOM ONE	<i>11'5" x 10'9" (3.48m x 3.28m)</i> uPVC double glazed window to front aspect and radiator. Ceiling light point, power points. Measurement to maximum points.
BEDROOM TWO	<i>11'5" x 8'6" (3.48m x 2.59m)</i> uPVC double glazed window to rear aspect and radiator. Ceiling light point, power points. Measurements to maximum points.
BEDROOM THREE	<i>6'5" x 6'0" (1.96m x 1.83m)</i> uPVC double glazed window to front aspect and radiator. Ceiling light point, power points. Measurements to maximum points.
BATHROOM	Comprising of bath with side panel, wall mounted shower to bath, sink wash basin on pedestal and low level wc. Fully tiled walls and flooring, heated chrome towel rail, wooden panelling to ceiling and uPVC double glazed obscure glass window to rear aspect.
CONVERTED LOFT	<i>13'7" x 8'6" (4.14m x 2.59m)</i> This room is currently being used as a bedroom and has two double glazed Velux skylight windows, power and lighting. Measurements to maximum points.
EXTERIOR	To the front aspect there is a feature paved driveway for up to two vehicles, dwarf brick wall and fenced surround with stocked borders and gate access to rear garden. Exterior wall light point. The rear of the property is paved for easy maintenance with stocked borders and secure fenced boundaries. External wall light point.



