PROPERTY DETAILS

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

Est. 1923
SLEIGH & SON
Estate Agency
Solicitors

3 SOUTH RIDGE, DENTON, M34 3TJ
£280,000 (Offers Over)

Sleigh and Son Property Sales are delighted to offer For Sale this extremely well presented and thoughtfully extended two bedroomed detached bungalow, ideally positioned on the highly sought-after St Anne's Estate in Denton and offered with No Vendor Chain. Beautifully enhanced with extensions to both the side and rear, the property provides two generous double bedrooms along with versatile additional living space, including a charming conservatory leading directly onto the feature rear garden. This lovely bungalow will appeal to a wide range of buyers, from those seeking single level living to growing families or anyone looking for flexible, well proportioned accommodation. An Early viewing is strongly recommended.

Upon entering, a spacious and welcoming hallway leads through to the bright and airy lounge, creating a comfortable and inviting space to relax. The fitted kitchen is well equipped with a generous range of units, offering excellent storage and ample workspace for everyday living. Both bedrooms are impressively sized. The master bedroom features a contemporary range of fitted wardrobes, with patio doors opening into the well planned conservatory; an ideal spot to enjoy views of the rear garden. The second double bedroom also benefits from fitted wardrobes and also boasts patio doors leading directly to the garden, allowing natural light to flood into this charming, well proportioned room. The modern fitted bathroom completes the ground floor layout.

Externally, the property enjoys a generous size frontage, bordered by attractive brick edging with mature shrubs at the front and side. The low maintenance rear garden is predominantly paved, creating a private and peaceful space ideal for relaxing or entertaining. Additional features include a greenhouse, a wooden garden shed, and a detached garage complete with power and lighting.

South Ridge is near to the popular picturesque Tame Valley, and is in close range of local amenities, well-regarded schools and excellent transport links.

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 PORCH	uPVC double glazed door to entrance hallway. Door to inset cupboard with shelving and housing utilities and wall mounted alarm pad. Coving to ceiling. Radiator. Access to loft. Door to lounge. Ceiling light point.
LOUNGE	Central feature wall mounted electric fire with back plate, marble hearth and wooden surround. Coving to ceiling. Two radiators. uPVC double glazed bay window to front aspect and uPVC double glazed frosted window to side aspect. Door to kitchen and door to inner hallway. Two ceiling light points, power points, TV point.
KITCHEN	Fitted with a range of wall and base units with drawers and complimentary work surface over. Stainless steel sink and drainer unit with central mixer tap. Integrated electric oven and four ring electric hob and overhead inbuilt extractor fan. Integrated fridge/freezer. Space and plumbing for washing machine. Fully tiled walls and tiled floor. Wall mounted Worcester combi boiler. Door to inset storage cupboard. Inset spot lights to PVC panelled ceiling. uPVC double glazed window to side aspect. uPVC double glazed door to side aspect. Power points.
INNER HALLWAY	Door to inset storage cupboard with shelving. Doors to bedrooms and bathroom. Ceiling light point.
BEDROOM ONE	Double bedroom. Fitted with a range of wardrobes, overhead cupboards, chest of drawers and bedside cabinets. Coving to ceiling. Radiator. uPVC double glazed sliding patio doors to rear garden. Two ceiling light points, power points.
BEDROOM TWO	Double bedroom. Inset fitted mirrored wardrobes. Coving to ceiling. uPVC double glazed window to rear aspect. uPVC double glazed sliding patio doors to conservatory. Ceiling light point, power points.
CONSERVATORY	Brick based and uPVC double glazed surround. Radiator. uPVC door to rear garden. One wall light point, power points.
BATHROOM	Three piece suite comprising bath with side panel and wall mounted electric shower. Combination unit comprising sink wash basin on vanity unit and low w/c with inset flush system. Heated chrome towel tail. Fully tiled walls and tiled floor. uPVC double glazed window to side aspect. Inset spot lights to PVC panelled ceiling.
EXTERIOR FRONT	Brick wall to side aspect with stocked borders and a side driveway. Block paving and gate leading to attached garage and rear garden. Outside tap to side.
EXTERIOR REAR	The exterior is mainly paved with brick borders with mature trees and shrubs. Green house. Wooden shed. uPVC double glazed door to garage.
ATTACHED GARAGE	Attached garage with up and over door. Power and lighting. uPVC double glazed door to rear garden,
FURTHER INFO	Council Tax Band B. Tenure: Freehold. Traditionally brick built property with tiled roof. Mains: Gas, electric, water (metered), sewerage, Wi-Fi