

PROPERTY DETAILS

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



22 BLITHFIELD WALK, DENTON, MANCHESTER, M34 6JH £200,000 (Offers Over)



Sleigh and Son Property Sales are delighted to present this spacious three-bedroom mid-terraced home, perfectly suited to a growing family and enjoying attractive front-aspect views over an open green; an ideal spot for young children to play. Set within a popular residential area of Denton, the property benefits from close proximity to reputable schools and local shops, while reliable bus routes and excellent motorway access are also nearby. Offering space, convenience and future potential, this family home represents an excellent opportunity for first-time buyers and young families. Recent improvements within the last 18 months include a modern new bathroom suite, a new main roof and a replacement garage roof. The ground floor opens with a welcoming entrance hallway leading into a bright, airy lounge with open views across the green. A generously sized kitchen/dining room provides an ideal space for everyday living, complemented by a practical downstairs cloakroom and several useful storage areas. Upstairs, the first floor features three bedrooms, including two well-proportioned doubles, along with a modern three-piece bathroom suite and additional built-in storage areas. Externally, the property enjoys a sizeable lawned garden to the front. To the rear, a gated driveway leads to an attached garage, with further access to a private garden offering both lawned and paved areas, perfect for outdoor dining and entertaining.

Council Tax Band A Tenure: Freehold

Construction: Traditional brick-built property with a tiled roof. Mains Services: Gas, electricity, unmetered water supply and mains sewerage.

Sale subject to Grant of Probate.

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	uPVC double glazed door to entrance hallway. Radiator. Door to cupboard housing utilities. Open understairs storage area. Doors to lounge, kitchen and downstairs cloakroom. Doors to inset storage cupboard and rear garden. Inset spot lights to panelled ceiling. Power points. Wall mounted alarm pad.
LOUNGE	Radiator. uPVC double glazed window to front aspect. Glass panelled door (with surround) to kitchen/dining room. Two ceiling light points, power points, TV point.
KITCHEN/DINING ROOM	Fitted with a range of wall and base units with work surface over. Sink and drainer unit with central mixer tap. Integrated electric oven with four ring electric hob and overhead built in extractor fan. Space and plumbing for washing machine and dryer. Wooden effect laminate flooring to kitchen area. Part tiled walls. uPVC double glazed window to rear aspect and uPVC double glazed glass door leading to rear garden. Two ceiling light points, power points.
DOWNSTAIRS CLOAKROOM	Sink wash basin and low level w/c with flush. Ceiling light point.
LANDING	Doors to bedrooms and bathroom. Doors to two storage cupboards, one housing Worcester combi boiler and one for shelved storage. Access to loft. Inset spot lights to wooden panelled ceiling.
BEDROOM ONE	Double bedroom. Radiator. uPVC double glazed window to front aspect. Built in wardrobe with sliding doors. Ceiling light point, power points.
BEDROOM TWO	Double bedroom. Radiator. Door to inset wardrobe. uPVC double glazed window to rear aspect. Ceiling light point, power points.
BEDROOM THREE	Radiator. Door to inset wardrobe. uPVC double glazed window to front aspect.
BATHROOM	Three piece suite comprising of enclosed shower cubicle with wall mounted 'Rainfall' shower and separate attachment. Sink wash basin on base vanity unit and low level w/c with inset flush. Heated chrome towel rail. PVC panelled walls and ceiling. uPVC double glazed obscure glass window to rear aspect. Extractor fan. Ceiling light point.
EXTERIOR FRONT	Wrought iron gate leading to paved pathway and garden laid mainly to lawn. Mature shrubs. Secure fencing. Open views to front.
EXTERIOR REAR	Double wrought iron gates leading to a secure driveway and attached garage. Wrought iron gate leading to garden laid mainly to lawn with paved area. Secure fencing. Outside tap.
GARAGE	Key fob operated electric door to attached brick garage. Power and lighting. Door to rear.



