

PROPERTY DETAILS

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



8 TAME STREET, DENTON, M34 3HW £220,000



Sleigh and Son Property Sales are delighted to offer For Sale this spacious, well presented extended two double bed roomed property that benefits from a sizable loft conversion that offers additional versatile space and can be adapted for personal choice. Offered with No Vendor Chain, this appealing property offers a well planned layout throughout, ideal for the growing family, and is conveniently located close to local shops and sought after reputable schools whilst bus routes and core motorway links are also close by. Furthermore, Crown Point North Retail Park and Denton Wellness and Pool Centre are just a short stroll away. Early viewings are strongly advised to fully appreciate the overall space and layout on offer. Ideal FTB purchase.

In brief to the ground floor the property comprises of; an entrance porch, welcoming hallway, comfortable lounge with open fire place, spacious dining room with central fire and surround, and a modern fitted kitchen with integrated appliances and breakfast bar seating area. A French patio door leads out to a rear enclosed courtyard. To the first floor there are two double bedrooms, with the generously sized master bedroom offering a light and airy space whilst boasting fitted wardrobes and storage. A modern fitted bathroom further completes the first floor. A further set of stairs lead to a second floor converted loft area providing plenty of storage and currently used as a bedroom.

Additional Info: Full electrical re-wire and kitchen replacement in 2021. Bathroom replacement in 2023

Tenure: Leasehold 999 years from 19 December 1912 with a yearly rent of £1.25

Council Tax Band A. Traditional brick built property with tiled roof. Mains: Gas, electric, water (unmetered), sewerage.

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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 VESTIBULE	Composite door to entrance vestibule. Original coving to ceiling. Wooden effect laminate flooring and door to entrance hallway.
HALLWAY	Radiator. Dado rail to walls. Wooden effect laminate flooring. Access to stairs and landing and doors to separate reception rooms. Ceiling light points, power points.
LOUNGE	Feature log effect inset electric fire with exposed brick and wooden surround. Dado rail to walls. Picture rail to walls, original coving to ceiling. Radiator. Base cupboard housing utilities and uPVC double glazed window to front aspect. Ceiling light points, power points.
DINING ROOM	Fitted living flame coal effect gas fire with marble surround. Wooden effect laminate flooring. Dado rail to walls, coving to ceiling, wall mounted storage unit and adjacent base storage unit. Door providing access to understairs storage area. Covered radiator and walk through to kitchen and further seating area. Ceiling light point, power points.
KITCHEN	Fitted with a range of soft close wall and base units and drawers with complimentary work surface area and splashback. Stainless steel one and half bowl sink unit with central mixer tap. Integrated oven with four ring induction hob and overhead pulls out extractor fan. Integrated fridge/freezer. Integrated washing machine. Vertical radiator, breakfast bar seating area, wooden effect laminate flooring and feature block glass window to side aspect. Double glazed skylight window, uPVC double glazed windows to rear aspect, uPVC double glazed obscure glass windows to side aspect and uPVC double glazed French patio door to rear courtyard. Ceiling light point, inset spot lights and power points.
LANDING	uPVC double glazed window to side aspect, dado rail to walls and access to further stairs leading to converted second floor. Separate doors to bedrooms and bathroom. Ceiling light point, power points.
BEDROOM ONE	Master bedroom with fitted wardrobes and overhead units. Two radiators, coving to ceiling and two uPVC double glazed windows to front aspect. Two ceiling light points, power points, TV point.
BEDROOM TWO	uPVC double glazed window to rear aspect and radiator. Ceiling light point, power points.
BATHROOM	Comprising of bath with side panel and wall mounted Rainfall shower to bath, with side hose attachment. Sink wash basin on base vanity unit and low level wc with inset flush system. Tiled floor. Waterproof panelling to walls and PVC ceiling with inset spot lights. uPVC double glazed glass window to rear aspect.
SECOND FLOOR LANDING	Providing access to converted loft. Ceiling light point.
SECOND FLOOR LOFT CONVERSION	Recently used as a bedroom with doors to base storage areas, double glazed skylight window, radiator and uPVC double glazed window to side aspect. Ceiling light point, power points.
REAR COURTYARD	Resin to ground with secure brick boundaries. Gate access to rear communal area. Attached storage shed. Water tap.







