

PROPERTY DETAILS

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

Est. 1923
**SLEIGH
& SON**
Estate Agency
♦
Solicitors

10 DAVID STREET, DENTON, MANCHESTER, M34 7TA
£225,000 (Offers Over)



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10 David Street

Sleigh & Son Property Sales are delighted to present For Sale this double extended two bedroomed semi detached home, tucked away in a pleasant cul-de-sac within a popular residential area of Denton. Offered with No Vendor Chain, this deceptively spacious property provides versatile accommodation throughout, with the double rear extension creating a larger dining area, an enhanced kitchen and a significantly increased second bedroom. Importantly, the existing extension has been designed without compromising the rear garden, and the generous plot offers further scope to extend, subject to requirements, making this an exciting opportunity for buyers seeking a long term home they can tailor to their own needs.

With the added benefit of a driveway providing ample secure off road parking and a detached garage, early viewings are strongly recommended to appreciate the overall space and layout on offer.

The accommodation briefly comprises an entrance vestibule opening into a welcoming hallway, giving access to a bright, airy and well proportioned lounge. To the rear, the open-plan kitchen/dining area provides a sociable setting ideal for everyday living and entertaining. To the first floor, there are two exceptionally spacious bedrooms, both featuring fitted wardrobes, alongside a three piece family bathroom suite.

Externally, the property continues to impress. The front offers a neatly maintained lawned garden and a paved driveway leading to the detached garage. The rear garden is generous in size and well proportioned, featuring a paved seating area and a lawn bordered by mature shrubs and planting, creating a private and enjoyable outdoor space for all the family. The detached garage provides additional useful storage and further enhances the appeal of this versatile home.

David Street is a popular residential location, conveniently situated close to a range of local amenities, well-regarded schools, excellent transport links and a variety of green spaces. With its generous accommodation, substantial garden and scope for further extension, this is a property that offers both immediate appeal and exciting potential for the future.

Tenure: Freehold. Council Tax Band B.

Traditional brick built property with tiled roof. Mains include: Gas, electric, water (unmetered) drainage.

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 VESTIBULE	Built with brick base and double glazed surround. Double glazed sliding glass door to entrance vestibule. Door to hallway.
HALLWAY	Radiator. Door to lounge. Access to stairs and landing. Ceiling light point, power points.
LOUNGE	Inset recess with marble surround and hearth. Coving to ceiling. Two radiators. Double glazed box window to front aspect. Door to kitchen/dining area. Ceiling light point, power points, TV point.
KITCHEN / DINING AREA	Open plan dining kitchen with side aspect dining area. Fitted with a range of wall and base units and drawers with work surface over. Stainless steel sink and drainer unit with central mixer tap. Space and plumbing for washing machine. Space for cooker and space for fridge/freezer. Radiator. Part tiled walls. Wall mounted combi boiler. Doors to understairs storage cupboard housing utilities. Two uPVC double glazed windows to rear aspect. uPVC double glazed door to rear aspect. Inset spot lights to ceiling. Power points.
LANDING	uPVC double glazed obscure glass window to side aspect. Access to bedrooms and bathroom. Access to loft. Ceiling light point.
BEDROOM ONE	Double bedroom. Fitted wardrobes with shelving and bedside cabinets. Radiator. Two uPVC double glazed windows to front aspect. Ceiling light point, power points.
BEDROOM TWO	Double bedroom. Fitted wardrobes with overhead cupboards and drawers. Radiator. uPVC double glazed window to rear aspect. Two ceiling light points, power points.
BATHROOM	Three piece suite comprising bath with side panel and wall mounted shower. Sink wash basin on pedestal and low level w/c with inset flush. Radiator. Fully tiled walls. Inset storage cupboard housing water tank. uPVC double glazed obscure glass window to rear aspect. Inset spot lights to ceiling.
EXTERIOR FRONT	To the front of the property there is a paved driveway with parking for several vehicles leading to a detached garage. Lawned area with plants and mature shrubs. Dwarf brick wall to front and secure fencing to one side.
EXTERIOR REAR	To the rear of the property, there is a paved and lawned area with plants and mature shrubs. Secure fencing. Outside tap. Wooden shed. Wooden gate to side aspect and garage.
GARAGE	Concrete built garage with up and over door. Window to side and further wooden door to garage.





