

PROPERTY DETAILS

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



1 ROWE GREEN, DENTON, M34 6DW £285,000



Sleigh and Son Property Sales are delighted to present this well maintained extended three-bedroom semi-detached family home, ideally situated within a popular and well established residential area of Denton. The property offers excellent access to local shops, bus routes, highly regarded schools and major motorway links, and is conveniently positioned close to Crown Point Retail Park and Denton Wellness & Pool Centre.

Thoughtfully enhanced with a reconfigured layout throughout, this spacious home sits on a generous plot and offers versatile accommodation ideal for a growing family. Additional features include two reception rooms, two bathrooms, a utility room, and a converted loft for storage. The ground floor comprises a generous lounge with a separate dining area, featuring a charming log burner that creates a warm and inviting atmosphere. French patio doors open onto the private, well maintained rear garden, allowing natural light to fill the space. The well proportioned kitchen offers ample room for everyday use and flows seamlessly into a large conservatory; an ideal spot for relaxing while enjoying views of the garden. A practical utility room and a convenient downstairs shower room complete the ground floor layout. To the first floor, there are three bedrooms, two of which are comfortable doubles, along with a family bathroom. The loft has been converted and is accessed by stairs on the first floor landing, offering valuable flexibility to suit a variety of needs. Externally, the property boasts a neatly kept front lawn, a generous paved area, a separate driveway and a detached garage. The spacious outdoor garden at the rear provides an excellent outdoor retreat for families, entertaining, or simply unwinding, with both lawned and paved areas to enjoy.

This much loved family home offers an outstanding opportunity for a growing family or anyone seeking adaptable accommodation with ample outdoor space in a desirable location. Early viewing is strongly recommended to fully appreciate all that this property has to offer.

Tenure: Freehold. Council Tax A.

Traditionally brick built property with tiled roof. Mains: Electric, gas, water, 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:• -

PORCH/VESTIBULE	Built with brick base and uPVC double glazed window surround. uPVC double glazed door leading to entrance vestibule. Door to hallway.
HALLWAY	L shaped hallway. Wooden effect laminate flooring. Door to storage cupboard with wall mounted alarm pad. Doors to lounge, kitchen and access to stairs and landing. Ceiling light point.
LOUNGE/DINING ROOM	Inset central log burner with wooden beam. Two radiators. Coving to ceiling. Wooden flooring. uPVC double glazed window to front aspect. uPVC double glazed double leaded French doors leading to rear garden. Two ceiling light points, power points, TV point.
KITCHEN	Fitted with a range of wall and base units with complimentary work surface over and stainless steel round bowl sink with central mixer tap. Integrated double electric oven and separate four ring electric hob. Space for fridge/freezer and dishwasher. Feature radiator. Cupboard housing Worcester combi boiler. Part panelled walls. Inset spot lights to PVC panelled ceiling. uPVC double glazed window to side aspect. uPVC double glazed door to conservatory. Ceiling light point, TV point.
CONSERVATORY	Brick based with pitched roof and uPVC double glazed surround. Feature radiator. Wooden effect laminate flooring. uPVC double glazed double French patio doors leading to rear garden. Door to utility room. Ceiling light point, power points, TV point.
UTILITY ROOM	Stainless steel one and half bowl sink and drainer unit with central mixer tap. Space and plumbing for washing machine. Radiator. Double storage cupboard. uPVC double glazed window to side aspect. Door leading to downstairs wet room. Ceiling light point, power points.
DOWNSTAIRS WET ROOM	Three piece suite comprising of enclosed shower cubicle with wall mounted shower with PVC panelling to walls. Sink wash basin on vanity unit with drawer and low level w/c with inset system. Radiator. uPVC double glazed obscure glass window to side aspect. Inset spot lights to ceiling.
LANDING	Dog legged staircase to first floor landing. Radiator. Wooden effect laminate flooring. Access to bedrooms, bathroom and stairs to loft conversion. Ceiling light point, power points.
BEDROOM ONE	Double bedroom. Coving to ceiling. Wooden effect laminate flooring. Inset storage cupboard and inset wardrobe. Radiator. UPVC double glazed window to front aspect. Ceiling light point, power points.
BEDROOM TWO	Double bedroom. Wooden effect laminate flooring. Radiator. uPVC double glazed window to rear aspect. Ceiling light point, power points, TV point.
BEDROOM THREE	Inset wardrobe. Wooden effect laminate flooring. Radiator. uPVC double glazed obscure window to side aspect. Ceiling light point.
LOFT CONVERSION	Two double glazed skylight windows. Two inset storage cupboards. Ceiling light points, power points.
EXTERIOR FRONT	The front of the property has a paved pathway and grass laid mainly to lawn with stocked borders, mature trees and shrubs. Double wrought iron gates lead to a paved area. uPVC wrought iron gate leading to rear garden. Brick wall and secure fencing.
EXTERIOR SIDE	To the side of the property there is a paved driveway leading to a detached garage. Wrought iron gate access. Outside tap. Secure fencing.

EXTERIOR REAR

To the rear of the property there is a paved area and two separate lawned areas with stocked borders, shrubs and trees. Secure fencing.

DETACHED GARAGE

Detached garage with up and over door to front aspect. uPVC double glazed door to side and uPVC double glazed window to side.







