

PROPERTY DETAILS

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



26 HARRIS AVENUE, DANE BANK, DENTON, M34 2PX
£270,000 (O.I .R .O)



Sleigh and Son Property Sales are delighted to present this well maintained and deceptively spacious two bedroomed bungalow, offering a thoughtfully planned and generously proportioned layout throughout. Ideally situated in the highly sought after area of Dane Bank, the property enjoys close proximity to a range of local amenities, reputable schools, and excellent transport and motorway links.

A notable advantage is the recently installed brand new main roof, providing added peace of mind. Early viewings are strongly recommended to fully appreciate the many qualities and prime location this desirable home has to offer.

Internally, a welcoming entrance hallway leads to a front bedroom, while elegant double oak doors open into a generous and inviting lounge, creating a bright and cosy living space. The contemporary open plan kitchen features a range of integrated appliances and flows seamlessly into a spacious, light filled conservatory, currently used as a second reception room with defined seating areas. This versatile space is ideal for both relaxation and entertaining, with pleasant views over the rear garden. The property is further enhanced by a stylish modern bathroom and two well appointed bedrooms, both benefiting from fitted wardrobes and storage.

Externally, the home continues to impress. To the front, a substantial driveway provides off road parking for several vehicles, complemented by a neatly maintained lawn. The rear garden offers a beautifully landscaped retreat, featuring multiple patio seating areas, including a composite decked section, perfect for entertaining or unwinding with friends, alongside a well kept lawned area.

Council Tax Band C. Tenure: Freehold.

Traditionally brick built property with tiled roof. Mains: Gas, electric, metered 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:• -

ENTRANCE HALLWAY	Composite side aspect door to main entrance. Radiator. Wooden effect laminate flooring. Oak door to front aspect bedroom and double oak doors leading to lounge. Wall mounted alarm pad. Wall light point.
BEDROOM	Radiator. Built in wall mounted cupboard housing combi-boiler and built in base cupboard housing electric meter. uPVC double glazed window to front aspect and uPVC double glazed window to side aspect. Ceiling light point, power points.
LOUNGE	Central wall mounted gas feature fire. Coving to ceiling. Wooden effect laminate flooring. Radiator. uPVC double glazed window to front aspect. Oak door leading to inner hallway. Ceiling light point, wall light point, power points, TV point.
INNER HALLWAY	Wooden effect laminate flooring. Separate oak doors to bathroom, kitchen and main bedroom. Access to loft (the majority of which is part boarded and accessed via pull down step ladders). Wall light point.
BATHROOM	Three piece suite comprising of enclosed shower cubicle with wall mounted shower. Sink wash basin on vanity unit with drawers and low level w/c with back flush. Complimentary fitted storage cupboard, majority tiled walls and tiled floor. Heated chrome towel rail and fitted wall mirror. PVC panelling to ceiling and uPVC double glazed obscure glass window to side aspect. Inset spot lights to ceiling.
MAIN BEDROOM	Double bedroom. Fitted with a range of wardrobes and base unit drawers. Radiator. uPVC double glazed window to rear aspect. Ceiling light point, power points, TV point.
KITCHEN	Open plan kitchen fitted with a range of wall and base units with complimentary work surface over and one and a half ceramic bowl sink and drainer with central mixer tap. Integrated electric oven with four ring gas hob with overhead feature extractor fan. Integrated fridge, dishwasher and microwave. Space and plumbing for washing machine. Inset spot lights to ceiling, power points.
CONSERVATORY/SECOND RECEPTION ROOM	Built with brick base and uPVC double glazed window surround with uPVC double glazed French patio doors leading to rear garden. Solid wood flooring. Radiator. Insulated PVC panelling to ceiling. Ceiling light point. Power points, concealed TV point.
EXTERIOR FRONT	To the front of the property there is a garden laid mainly to lawn with shaled areas and stocked borders. Double wrought iron gates lead to a block bricked paved driveway with parking for several cars. Concealed bin storage area. Gate to rear garden.
EXTERIOR REAR	To the rear of the property there is a composite decked patio seating area with further paved patio seating area. Grass laid to lawn with shaled areas, stocked borders and trees. Secure fenced boundaries. Outside tap. Security light. Shed with power and lighting.





