

PROPERTY DETAILS

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



69 THOMPSON ROAD, DANE BANK, M34 2PR
£270,000



Recently Updated Extended Two Bedroomed Semi Detached Property
with
New Kitchen and New Bathroom.

Highly Desirable Area of Dane Bank and offered with
No Vendor Chain

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Sleigh and Son Property Sales are delighted to offer For Sale this recently updated and deceptively spacious extended two bedroomed semi detached bungalow, ideally situated in the ever popular Dane Bank area of Denton and offered for sale with No Vendor Chain. Having recently benefited from a brand new kitchen and contemporary bathroom, this well presented home provides thoughtfully planned accommodation, all conveniently arranged on one level.

The property is ideally suited to a variety of buyers seeking spacious, versatile and easy to manage living accommodation.

The property briefly comprises an entrance vestibule leading into an L-shaped hallway, two light and airy double bedrooms, both benefiting from built in wardrobes, and a stylish, newly fitted contemporary bathroom. The generously proportioned lounge is bright and welcoming, with patio doors providing a seamless connection to the impressive glass roofed conservatory. The conservatory offers an excellent additional reception space and features French doors opening directly onto the rear garden, creating a lovely flow between the indoor and outdoor living areas. The recently fitted kitchen offers ample units and creates a modern, practical space with plenty of room for cooking, relaxing and entertaining. There is also plenty of space for a dining table, making this a particularly sociable and versatile part of the home.

Externally, the property continues to impress. To the front is a substantial, well maintained lawned garden, complemented by mature shrubs and planting. A sizeable driveway provides off road parking for several vehicles and leads to a detached garage/storage building, part of which is currently utilised as a useful utility area. The private and enclosed rear garden is not overlooked and features a paved patio area, well maintained lawn and attractive planted borders with a variety of mature plants and shrubs, creating a pleasant outdoor space for relaxing and entertaining.

An early viewing is strongly recommended to fully appreciate the generous proportions, excellent layout and versatility this impressive extended bungalow has to offer.

Thompson Road is situated in a highly regarded part of Dane Bank, Denton, close to a range of local shops and amenities, reputable schools, bus routes and excellent motorway links, providing convenient access to surrounding areas.

Tenure: Freehold subject to a perpetual year rent charge of £7.

Council Tax Band C

Traditionally brick built property with tiled roof. Mains include: Gas, electric, water (unmetered) sewerage, Wi-Fi

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

BRIEF PROPERTY PARTICULARS

ENTRANCE VESTIBULE	uPVC double glazed glass door leading to side entrance vestibule. Tiled floor and door to hallway. uPVC double glazed door to entrance hallway. Ceiling light point.
HALLWAY	L shaped hallway. Dado rail to walls. Coving to ceiling. Wall mounted alarm pad. Radiator. Access to loft. Doors to bedrooms, bathroom, lounge and kitchen. Ceiling light point.
BEDROOM ONE	Double bedroom. Fitted wardrobes, overhead cupboards and base drawers. Coving to ceiling. Radiator. uPVC double glazed bay window to front aspect. Ceiling light point, power points.
BEDROOM TWO	Double bedroom. Fitted wardrobes and overhead cupboards. Radiator. uPVC double glazed window to front aspect. Ceiling light point, power points.
BATHROOM	Three piece suite comprising combination unit incorporating sink wash basin, low level w/c with back inset flush system. Enclosed corner shower cubicle with wall mounted shower. Fully tiled walls and tiled floor. Heated chrome towel rail. uPVC double glazed obscure leaded glass window to side aspect. Ceiling light point.
EXTENDED KITCHEN	Extended. Fitted with a range of wall and base units with complimentary work surface over. Black sink and drainer unit with central mixer tap. Integrated electric oven with four ring halogen hob and overhead extractor fan. Space for fridge/freezer. Concealed cupboard housing 'Worcester' combi boiler. Two radiators. uPVC double glazed leaded window to side aspect and uPVC double glazed window to rear aspect. Door to conservatory. Inset spot lights to ceiling. Ceiling light point, power points.
LOUNGE	Central inset real flame coat effect gas fire with marble surround. Coving to ceiling. Radiator. uPVC double glazed French doors leading to rear garden. Ceiling light point, power points.
CONSERVATORY	Brick based with uPVC double glazed surround and uPVC double glazed pitched glass roof. Tiled floor. Radiator. uPVC double glazed French doors leading to rear garden. Two wall light points.
EXTERIOR FRONT	To the front of the property is a garden laid mainly to lawn with stocked borders and secure wooden fenced and PVC fenced boundaries. Double wrought iron gates lead to a block brick driveway offering ample off road parking. Enclosed utility units and water tap to side aspect.
EXTERIOR REAR	The rear of the property is not overlooked and is mainly paved with an area of artificial lawn and secured by double wrought iron gates. PVC fenced boundaries. Wall light point. Access to garage/workshop and greenhouse.
GARAGE	Pitched roof detached garage/workshop, currently used as a utility area with plumbing for washer/dryer. Windows to front and side aspect. Side door entrance, power and lighting.









