PROPERTY DETAILS

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

Est. 1923
SLEIGH & SON
Estate Agency
Solicitors

25 ASHFIELD, DENTON, M34 3TL
£285,000



Sleigh and Son Property Sales are delighted to present this beautifully maintained and deceptively spacious two bedroomed detached bungalow, perfectly positioned at the head of a quiet cul-de-sac with the rear garden backing directly onto the picturesque Tame Valley. Offered with No Vendor Chain, this superb home combines generous living accommodation with a stylish interior and is sure to appeal to a wide range of buyers. An Early viewing is strongly recommended to fully appreciate the quality and setting of this exceptional property.

Inside, a welcoming entrance hallway leads to a modern, well-appointed kitchen and a bright, comfortable lounge featuring two front-aspect windows that provide an abundance of natural light. The contemporary bathroom offers a sleek finish with a double shower for added convenience. The main bedroom enjoys fitted double wardrobes and peaceful views over the rear garden and Tame Valley, while the second bedroom features double doors opening into a striking, generously sized glass-roofed heated conservatory. Currently utilised as a sitting and dining area, this impressive space is flooded with natural light and provides a calm, versatile environment with direct access to the garden. Externally, the property continues to impress. A substantial driveway to the front offers ample off-road parking for several vehicles. To the rear, the beautifully presented low-maintenance garden features an artificial lawn, a separate pebbled area, and well-stocked borders with mature shrubs; an ideal setting for relaxing, entertaining, or simply unwinding while enjoying the scenic surroundings.

Ideally located on the popular St Anne's Estate, the property benefits from convenient access to a range of local amenities, well-regarded schools, and excellent transport links, making this a wonderful opportunity to acquire a truly delightful home.

Council Tax Band C. Tenure: Freehold.

Solar panels Leasehold. 20 years from 21 April 2015 to 20 April 2035

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:• -

Construction: Traditional brick build with tiled roof. Services: Mains gas, electric, metered water, and sewerage.

ENTRANCE HALLWAY	Composite side aspect door to main entrance leading to an L shaped hallway. Wooden effect laminate flooring. Radiator. Access to loft. Doors to lounge, kitchen, bedrooms, bathroom and inset storage cupboard. Ceiling light point, power points.
KITCHEN	Fitted with a range of wall and base units and drawers with complimentary work surface over and one and a half stainless sink and drainer unit with central mixer tap. Integrated electric oven and four ring electric hob with splash back and overhead stainless steel chimney extractor fan. Space and plumbing for washing machine and dryer and space for fridge/freezer. Wall mounted combi boiler. Fully tiled walls. Wooden effect laminate flooring. Panelled wooden ceiling with inset spot lights and ceiling light. uPVC double glazed window to side aspect. Power points.
LOUNGE	Wall mounted feature electric fire (remote operated). Two radiators. Wooden effect laminate flooring. Two uPVC double glazed bay windows to front aspect. Two ceiling light points, power points, TV point.
BATHROOM	Three piece suite comprising of an enclosed double shower cubicle with wall mounted shower. Combination bathroom unit comprising sink wash basin on vanity and low level w/c with inset flush system. Complimentary wall unit. Heated chrome towel rail. Fully tiled walls. Wooden panelled ceiling. uPVC double glazed frosted glass window to side aspect. Ceiling light point.
BEDROOM ONE	Double bedroom. Fitted double wardrobes with glass sliding doors. Radiator. uPVC double glazed window to rear aspect. Ceiling light point, power points, TV point.
BEDROOM TWO	Radiator. Wooden effect laminate flooring. Double doors leading to conservatory/second reception room. Ceiling light point, power points.
CONSERVATORY/SECOND RECEPTION ROOM	Built with brick base and uPVC double glazed window surround. Double glazed pitched glass roof. Radiator. Double uPVC French patio doors leading to rear garden. Ceiling light point, power points, TV point.
EXTERIOR FRONT	To the front of the property there is a generous sized driveway with parking for several vehicles. Shaled border and secure fencing. Gate leading to side paved sideway with wall light and outside tap. Access to rear garden.
EXTERIOR REAR	The rear of the property is not overlooked and is mainly artificial grass with a separate pebbled area. Stocked borders with mature shrubs. Secure fencing. Wooden shed.

Solar panels are installed to the roof offering an eco-friendly boost to the home’s energy efficiency, contributing to lower running costs. High energy efficient rating (B)










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