

PROPERTY DETAILS

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

Est. 1923

**SLEIGH
& SON**

Estate Agency

Solicitors

100 NASMYTH AVENUE, DENTON, M34 3EF
£325,000 (Offers Over)



www.sleighandson.com

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This unique and bespoke extended two-bedroomed semi detached home, is located in one of Denton's most sought after residential areas and available with the added advantage of No Vendor Chain. Boasting a delightful semi-rural setting, the property enjoys open views across neighbouring fields, where horses are often seen grazing, creating a peaceful countryside atmosphere that is rarely found so close to local amenities. Combining rural charm, characterful features, and generously proportioned living space, this attractive home is ideal for buyers seeking the tranquillity of country-style living without sacrificing convenience.

Upon entering, you are welcomed into a fully fitted utility room with ample additional storage, which leads through to the beautiful solid oak kitchen. Finished in a rustic style and complemented by a range of high quality integrated appliances, this impressive space flows seamlessly into the dining area, creating the perfect environment for everyday family life and entertaining guests. The spacious lounge provides a comfortable and inviting living area, ideal for relaxing and unwinding. To the rear, a bright and airy conservatory is filled with natural light and enjoys delightful views across the rear garden and the stunning Tame Valley beyond. This tranquil space provides the perfect setting to relax and take in the changing scenery throughout the year. A contemporary ground floor bathroom adds both practicality and convenience, completing the spacious and well-designed downstairs accommodation. Solid wooden doors are fitted throughout the home, and the entire ground floor is equipped with underfloor heating, ensuring both comfort and efficiency.

Upstairs, the property continues to impress with two generously sized bedrooms, both featuring stylish contemporary fitted wardrobes. The principal bedroom benefits from additional storage space and stairs leading to a spacious loft room with skylight windows, creating a versatile and light-filled area. Subject to individual requirements, the upstairs layout could also be reconfigured to create a third bedroom. A beautifully appointed, stylish family bathroom completes this attractive home.

Externally, the property benefits from a low maintenance resin driveway to the front, providing additional off-road parking. To the rear, there are several paved seating areas, a decked terrace ideal for relaxing and entertaining, taking into the stunning views and a variety of mature trees, shrubs, and well-stocked borders, creating an attractive outdoor space. An early viewing is highly recommended to truly appreciate the charm, space, and breath taking views that make this wonderful home so special.

Nasmyth Avenue is a highly sought after residential area in Denton. The property benefits from being within close vicinity of reputable schools, shops and core transport links. Tame Valley is also close by where you can enjoy lovely scenic walks.

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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	uPVC double glazed wood effect door leading to utility room.
UTILITY ROOM	Fully fitted utility room with concealed units and space and plumbing for washer and dryer. Wall mounted alarm pad. Radiator. Stone floor tiles. uPVC double glazed wood effect window to side aspect (kitchen). Door to kitchen. Inset spot lights to ceiling, power points.
KITCHEN	Fitted with a range of solid oak wall and base units and drawers with complimentary granite work surface over. One and a half bowl sink with waste disposal and central mixer tap. Integrated electric oven and microwave and separate four ring induction hob with built in extractor fan over. Integrated dishwasher. Inset complimentary cupboard housing boiler. Fully tiled walls and stone floor tiles. Radiator and uPVC double glazed wood effect window to rear aspect. Walk through to dining room and door to lounge. Inset spot lights to ceiling. Two ceiling light points. Power points.
DINING ROOM	Radiator. Stone floor tiles. Door to downstairs bathroom and feature double doors French style doors to conservatory. Inset spot lights to ceiling. Power points.
LOUNGE	Central feature inset log effect electric fire with traditional brick wall surround and hearth. Radiator. Cupboard housing utilities. Stone floor tiles. uPVC double glazed wood effect bay window to front aspect. uPVC double glazed wood effect double doors with fitted shutters to front aspect. Open access to stairs and landing. Ceiling light point, two wall light points, power points, TV point.
CONSERVATORY	Brick based and uPVC double glazed wood effect surround. Electric heater. uPVC double glazed wood effect door to side aspect and uPVC double glazed wood effect French doors to rear aspect. Two wall light points, power points.
DOWNSTAIRS BATHROOM	Three piece suite comprising wall mounted shower with walk in double shower cubicle, countertop sink wash basin on vanity unit with granite surface over and low level w/c with inset flush system, wooden surround and granite surface over. Heated chrome towel rail. Fully tiled walls and floor tiles. uPVC double glazed wood effect obscure glass window to side aspect. Inset spot lights to ceiling.
LANDING	Oak banister. Wall mounted alarm pad. uPVC double glazed stained glass window to side aspect. Doors to bedrooms and bathroom. Wall light point.
BEDROOM ONE	Spacious bedroom fitted with floor to ceiling wooden and black glass sliding wardrobes with drawers. Two radiators. Two uPVC double glazed wood effect windows to front aspect. Inset spot lights to ceiling. Walk through to original third bedroom area with fitted wooden units and wall mounted shelving unit. Stairs to loft room. Inset spot lights to ceiling. Power points, TV point.
LOFT ROOM	Two uPVC double glazed velux skylight windows. Power and lighting.
BEDROOM TWO	Double bedroom. Fitted floor to ceiling white high gloss wardrobes with shelves and drawers. Radiator. uPVC double glazed wood effect window to rear aspect. Inset spot lights to ceiling. Power points.
BATHROOM	Three piece suite comprising roll top freestanding bath with feet and mixer shower to taps, circular countertop sink wash basin on chrome pedestal and low level w/c with inset flush system. Radiator. Inset mirror on wall. uPVC double glazed wood effect window to side aspect. Inset spot lights to ceiling. Fan

EXTERIOR FRONT

The front of the property is resined with a driveway to the side and leading to front entrance. Dwarf brick wall. Trees and mature shrubs. Outside tap.

EXTERIOR REAR

The rear of the property has a paved area with brick wall surround and steps leading to an enclosed decked area. Further paved area, stoned area, mature trees and shrubs and stocked borders. Secure fencing to sides. Green house. Outside tap and power point.

Additional Info

Tenure: Freehold.

Council Tax Band: C. Sale subject to Grant of Probate

Traditionally brick-built property with tiled roof. Mains: Electric, gas, water (metered), sewerage & Wi-Fi . Sale subject to Grant of Probate (Applied 25th February 2026)









