

PROPERTY DETAILS

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



3 DALE VIEW, HAUGHTON GREEN, DENTON, MANCHESTER. £260,000 (Offers Over)



Sleigh and Son Property Sales are delighted to offer For Sale this deceptively spacious three bedroomed semi detached family home occupying a cul de sac position within a highly desirable area of Haughton Green in Denton; and just a couple of minutes' walk from the ever popular Haughton Dale Nature Reserve. The property is also conveniently close to local village shops, popular restaurants, and reputable primary and secondary schools, whilst bus routes and core motorway links are also within close vicinity. This appealing property also has the benefit of three double bedrooms and has been updated over the last couple of years to include a new roof, fascia's, soffits and gutters. A brand new combi boiler has also recently been installed. The property has the added benefit of not being directly overlooked to the front or rear aspect and early viewings are strongly advised to fully appreciate the overall space and layout on offer.

In brief the property comprises of a welcoming entrance hallway leading to a modern stylish fitted kitchen offering integrated appliances. A warm and inviting lounge/dining room with central feature fire place and bi-fold doors leading to the rear garden completes the ground floor. To the first floor, there are three double bedrooms, all with fitted wardrobes and a contemporary family bathroom. To the exterior, the front of the property has steps leading to a paved area with stocked borders and shrubs to the front and side, whilst to the rear of the property there is a low maintenance Astro turfed garden with a raised wooden decked patio seating area.

Council Tax Band B. Tenure: Freehold, with a perpetual yearly rentcharge of £2.

Traditional brick built property with tiled roof. Mains: Gas, electric, water (unmetered), sewerage

www.sleighandson.com

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 door leading to hallway. Radiator. Wooden effect laminate flooring. uPVC double glazed window to front aspect. Door to lounge/dining room. Access to kitchen and stairs and landing. Ceiling light point.
LOUNGE/DINING ROOM	Central feature coal effect gas fire with marble hearth, back plate and wooden surround. Radiator. Picture rail to walls. Continuation of wooden effect laminate flooring from hallway. uPVC double glazed window to front aspect and uPVC double glazed bi-fold doors to rear garden. Ceiling light point, power points, TV point.
KITCHEN	Fitted with a range of high gloss, dark grey wall and base units and drawers with complimentary work surface over. Sink and drainer unit with central mixer tap. Integrated electric oven with separate four ring induction hob and overhead built in extractor fan. Integrated microwave. Fridge/Freezer. Space and plumbing for washing machine. Part tiled walls. Wooden effect laminate flooring. Vertical wall mounted radiator. Inset cupboard housing combi boiler. Inset full length storage cupboard housing dryer with power points. uPVC double glazed window to rear aspect and uPVC double glazed window to side aspect. Composite door to side aspect. Inset spot lights to PVC ceiling. Power points.
LANDING	Dog legged staircase leading to landing. uPVC double glazed frosted window to side aspect. Access to loft. Doors to bedrooms and bathroom. Ceiling light point.
BEDROOM ONE	Double bedroom. Fitted double wardrobes with sliding doors. Radiator. Picture rail to walls. uPVC double glazed window to front aspect. Power points, ceiling light points.
BEDROOM TWO	Double bedroom. Fitted wardrobes. Radiator. uPVC double glazed window to rear aspect. Ceiling light point, power points.
BEDROOM THREE	Double bedroom. Fitted wardrobes with sliding doors. Radiator. Picture rail to walls. uPVC double glazed window to front aspect. Ceiling light point, power points.
BATHROOM	Enclosed shower cubicle with wall mounted "Rainfall" shower and separate hose attachment. Combination unit comprising of sink/wash basin on vanity unit with drawers and low level w/c with inset flush. Heated chrome towel rail. Fully tiled walls. Wooden effect laminate flooring. uPVC double glazed obscure glass window to front aspect. Inset spot lights to PVC panelled ceiling. Ceiling light point.
EXTERIOR FRONT	The front of the property is not directly overlooked. Steps lead to the front entrance. Mature trees and shrubs. Paving. Wrought iron gate to side aspect with base brick storage unit with power, currently housing fridge.
EXTERIOR REAR	The rear of the property is not overlooked. There is a low maintenance Astro turfed area and stocked borders, mature trees and shrubs. Steps lead to an enclosed raised wooden decked patio seating area. Outside awning canopy. Composite shed. Outside tap.







