

PROPERTY DETAILS

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



Beautifully presented and thoughtfully extended, this three bedroom detached home offers versatile living with two/three reception rooms, two bathrooms and a stunning feature rear garden. The property also benefits from a recently laid resin bound driveway providing ample off road park. Early viewings are strongly advised to avoid disappointment



24 Millbrook Avenue, Denton, M34 2DU
£399,995 (OIRO)

www.sleighandson.com

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Sleigh and Son Property Sales are delighted to offer For Sale this immaculately presented and extended three bedroomed detached family home, occupying an enviable position within one of Denton's most desirable residential locations.

Beautifully maintained by the current owners and finished to a high standard throughout, this stunning property combines stylish modern living with generous proportions, making it an ideal home for growing families or those simply looking for versatile living space. With fantastic kerb appeal, spacious accommodation, two/three reception rooms, three double bedrooms, two bathrooms and a feature landscaped rear garden, this truly is a home ready to move straight into.

Stepping through the front door, you are greeted by a welcoming and spacious entrance hallway, that provides access to the main living areas and ground floor bathroom. The generous lounge is situated to the front of the property and offers a warm and inviting space to relax, with plenty of room for comfortable seating and family gatherings. Filled with natural light, it provides the perfect setting to unwind after a busy day. The contemporary kitchen, complete with a central island, provides the perfect space for cooking and entertaining. The kitchen flows effortlessly into the dining room, creating a sociable open plan feel that is perfect for modern family living. French doors open directly onto the rear garden, blending the indoor and outdoor living spaces and making summer entertaining a pleasure. The second reception room provides additional flexibility and with patio doors opening onto the garden, this bright and versatile room enjoys lovely views over the outdoor space and yet another place to relax and spend time with family and friends. Completing the downstairs is a sizable bathroom, providing valuable convenience for busy family life.

The first floor accommodation is equally as impressive, offering three well proportioned double bedrooms with the main bedroom benefiting from fitted wardrobes together with a dedicated dressing table area, creating a practical and attractive space. The modern bathroom completes the upstairs.

Externally, the property continues to impress. To the front there is a generous resin driveway with parking for several vehicles. The rear garden offers a variety of individual spaces to enjoy throughout the seasons. A generous paved patio area provides the perfect area for al fresco dining and entertaining, while a charming covered wooden seating area offers a peaceful retreat for relaxing whatever the weather. The delightful summerhouse adds character whilst the remainder of the garden has been designed with ease of maintenance in mind, featuring an attractive artificial lawn, decorative rockeries with mature shrubs and colourful planting. The standalone shed is currently being used as a useful utility room, providing additional storage and laundry facilities away from the main house. The originally garage has also been thoughtfully converted into two separate areas. One section offers excellent storage area, whilst the other has been transformed into an entertainment room or 'man cave' complete with fitted wall and base units together with space for a cooker and fridge freezer.

Millbrook Avenue is perfectly positioned just off Town Lane within a highly regarded residential area of Denton. The property enjoys the best of both worlds, with the picturesque surroundings of Hyde Hall Farm and its scenic countryside walks just a short stroll away, while remaining conveniently located for everyday amenities.

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.

IN DETAIL THE ACCOMMODATION COMPRISES:• -

ENTRANCE HALLWAY	Composite door with uPVC double glazed frosted glass side panel to entrance hallway. Radiator. uPVC double glazed obscure glass window to side aspect. Coving to ceiling. Wooden effect laminate flooring. Doors to lounge, kitchen, downstairs bathroom and cloakroom, housing wall mounted alarm pad. Ceiling light point, power points.
LOUNGE	Central feature fitted gas fire with marble hearth and back plate and wooden surround. Coving to ceiling. Dado rail to walls. Radiator. uPVC double glazed bay window to front aspect. Ceiling light point, power points, TV point.
KITCHEN	Fitted with a range of wall and base units with drawers and complimentary work surface over. Ceramic sink and drainer unit with central mixer tap. Separate kitchen island with base unit and wine rack. Space for oven. Overhead chimney style extractor fan. Space and plumbing for washing machine. Space for fridge freezer. Radiator. Wooden effect laminate flooring. Part tiled walls. Coving to ceiling. Two ceiling light points, power points. Archway to dining room. Door to second reception room.
DINING ROOM	Wooden effect laminate flooring. Radiator. Wooden panelled ceiling with inset spot lights. uPVC double glazed French doors to rear garden. Ceiling light point. Power points.
SECOND RECEPTION ROOM	Wooden effect laminate flooring. Radiator. uPVC double glazed sliding patio doors to rear garden. Inset spot lights to ceiling. Power points, TV point.
DOWNSTAIRS BATHROOM	Three piece suite comprising curved corner bath with side panel and shower to mixer taps. Sink wash basin on pedestal and low level w/c with inset flush. Fully tiled walls and tiled floor. Heated towel rail and radiator. Complimentary illuminated wall mirror and glass shelving. Two uPVC double glazed obscure glass windows to side aspect. Inset spot lights to ceiling.
LANDING	Doors to bedroom and bathroom. Access to loft. Ceiling light point.
BEDROOM ONE	Double bedroom. Inset fitted wardrobes and bedside cabinet. Separate dressing table area with overhead cupboards and mirror. Radiator. uPVC double glazed window to front aspect. Ceiling light point, power points.
BEDROOM TWO	Double bedroom. Radiator. uPVC double glazed window to rear aspect and uPVC double glazed window to side aspect. Ceiling light point. Power points.
BEDROOM THREE	Double bedroom. Door to inset wardrobe. Radiator. uPVC double glazed window to rear aspect. Inset spot lights to ceiling. Power points.
BATHROOM	Three piece suite comprising wall mounted shower in double enclosed cubicle with glass screen. Sink wash basin on vanity unit with splash back and low level w/c with inset flush. Heated chrome towel rail. Feature mirror. uPVC double glazed obscure glass window to side aspect. Inset spot lights to ceiling.
EXTERIOR FRONT	Recently laid resin driveway with parking for several vehicles. Secure fencing.

EXTERIOR REAR

Paved patio seating area. Artificial lawned area. Various feature rockeries with mature shrubs. Summerhouse. Covered wooden open seating area. Mature trees and shrubs. Concealed electrics. Outside tap. Stand alone shed currently used as a utility room with heated towel rail and power and lighting.

GARAGE/ENTERTAINMENT ROOM/STORAGE

Original garage converted to two separate areas, one section a storage area and the other an entertainment/'Man Cave' with base and wall units and sink and drainer unit. Space for fridge freezer. Space for cooker. Wall mounted 'Worcester' combi boiler. Wooden effect laminate flooring. Two ceiling light points, power points. TV point.

Additional Information

Excellent local schools, shops, supermarkets, cafés and leisure facilities are all within easy reach from the property, together with regular bus services and superb transport links providing convenient access to Manchester City Centre, the M60 motorway network and neighbouring towns.

This combination of peaceful surroundings and excellent connectivity makes Millbrook Avenue a particularly popular location for families and commuters alike.

Council Tax Band B

Tenure: Leasehold. 999 years from 25th March 1960. Yearly rent £15.00

Traditionally brick built property with tiled roof. Mains: Gas, electric, metered water, sewerage, Wi-Fi









