

PROPERTY DETAILS

Est. 1923

**SLEIGH
& SON**

Estate Agency
Solicitors

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10 BROADFIELD GROVE, REDDISH, STOCKPORT, SK5 6XN £240,000 (Offers Over)



Sleigh and Son Property Sales are delighted to present this attractive three bedroomed home ideally situated on Broadfield Grove, a quiet and highly sought after residential location in Reddish. Offering a warm and welcoming atmosphere throughout, this spacious property is ideal for first time buyers, growing families, or those looking for a home in a convenient and well connected area, close to a range of local amenities, reputable schools and excellent transport links.

The ground floor comprises a welcoming entrance porch leading into a bright and generously proportioned lounge. Double doors open into the dining room, where patio doors provide access to the well maintained rear garden. Completing the ground floor and leading directly from the dining room is the fully fitted kitchen providing ample storage and workspace. To the first floor are three well proportioned bedrooms, with the main bedroom benefiting from fitted wardrobes along the two walls. Completing the accommodation is a contemporary three piece family bathroom.

Externally, the property boasts a driveway to the front, providing convenient off road parking. To the rear is a private, low maintenance garden featuring a paved patio seating area and a well kept lawn. Backing onto playing fields, the garden enjoys an attractive open outlook with no direct rear overlooking, creating a pleasant sense of privacy. Included with the property is a rear en bloc garage, providing convenient additional storage or parking.

An early viewing is highly recommended to fully appreciate the space, location and lifestyle this lovely home has to offer.

Tenure: Freehold with a perpetual yearly rentcharge of £15.00. Council Tax Band: B.

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

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.

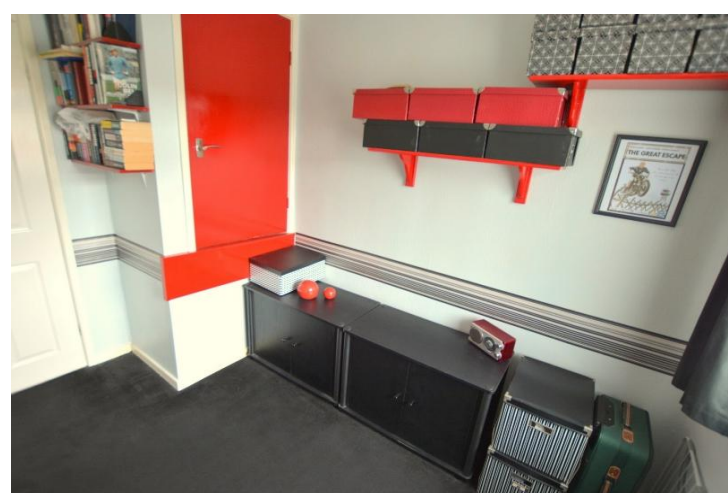
IN DETAIL THE ACCOMMODATION COMPRISES:• -

ENTRANCE PORCH	Composite door leading to entrance porch. Radiator. Inset cupboard with shelving and housing utilities and wall mounted alarm pad. Door to lounge. Access to stairs and landing. Ceiling light point. Power points.
LOUNGE	Radiator. uPVC double glazed window to front aspect. Double doors to dining room. Ceiling light point, power points, TV point.
DINING ROOM	Radiator. Inset cupboard with shelves. uPVC double glazed patio doors to rear garden. Door to kitchen. Ceiling light point, power points.
KITCHEN	Fitted with a range of wall and base units and drawers with complimentary work surface over. Stainless steel sink and a half with drainer unit and central mixer tap. Integrated electric oven with four ring gas hob and overhead chimney style extractor fan. Integrated fridge/freezer. Space and plumbing for washing machine. Part tiled walls. Door to understairs storage with power and lighting. uPVC double glazed window to rear aspect. Ceiling light point, power points.
LANDING	Door to inset cupboard housing wall mounted 'Worcester' combi boiler. Access to bedrooms and bathroom. Access to loft with drop down ladders. Ceiling light power, power points.
BEDROOM ONE	Double bedroom. Fitted with a range of double wardrobes and overhead cupboards. 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. Ceiling light point, power points, TV point.
BEDROOM THREE	Door to inset wardrobe/storage area. Radiator. uPVC double glazed window to front aspect. Ceiling light point, power points.
BATHROOM	Three piece suite comprising bath with side panel and overhead wall mounted shower. Sink wash basin on pedestal and low level w/c with inset flush. Fully tiled walls and tiled floor. uPVC double glazed obscure glass window to rear aspect. Inset spot lights to ceiling.
EXTERIOR FRONT	To the front of the property is a block paved driveway and borders with mature shrubs. Path to front entrance and path to wrought iron gate leading to side ginnel.
EXTERIOR REAR	The rear of the property is mainly grass laid to lawn with a paved area. Shaled borders and secure fencing. Outside tap. Door leading to side ginnel.
GARAGE	En bloc garage with up and over door to front aspect.





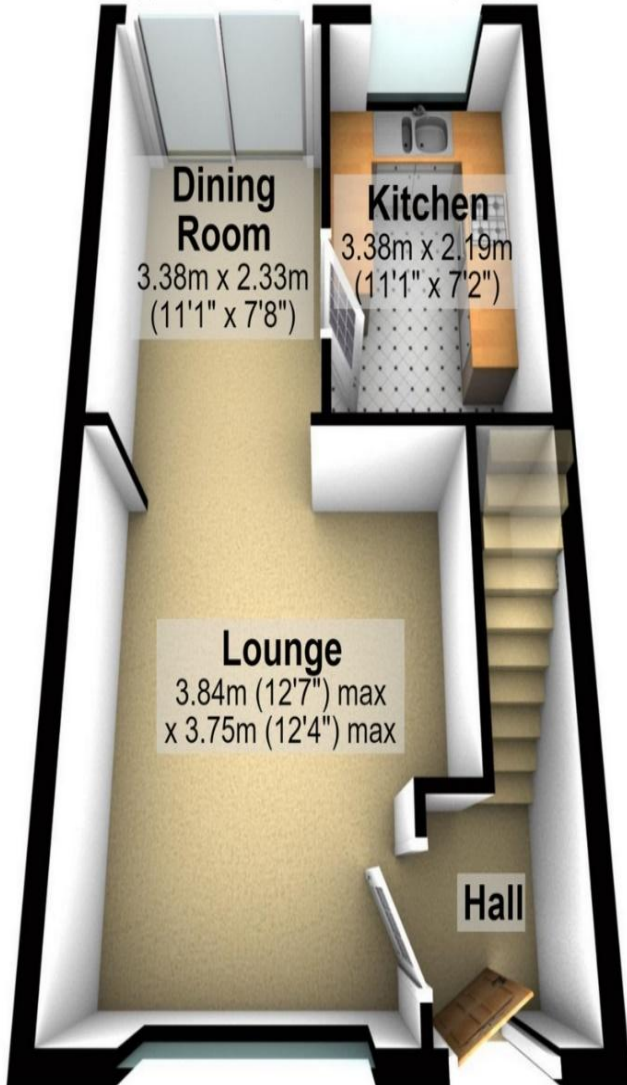






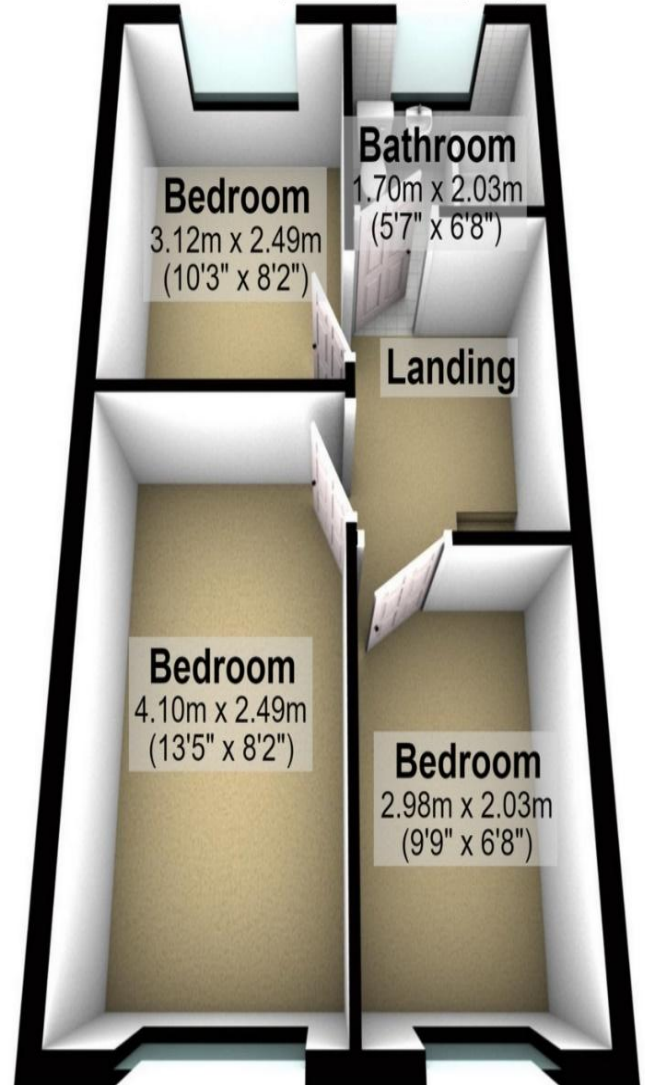
Ground Floor

Approx. 33.8 sq. metres (363.6 sq. feet)



First Floor

Approx. 33.8 sq. metres (363.6 sq. feet)



Whilst all care has been taken to measure the rooms accurately, they should be used for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Plan produced using PlanUp.