

PROPERTY DETAILS

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



1 HOWARD STREET, DENTON, MANCHESTER, M34 3FG
£140,000 (Offers Over)



Sleigh and Son Property Sales are delighted to offer For Sale this deceptively spacious end terraced property, ideally positioned in the heart of Denton and available with No Vendor Chain. Perfectly placed for access to local amenities, reputable schools, excellent public transport links and key motorway connections, the property presents an ideal opportunity for first time buyers or buy to let investors. With strong levels of interest anticipated, an early viewing is highly recommended to avoid disappointment.

In brief, the ground floor accommodation comprises an entrance vestibule, lounge, dining kitchen, and a second reception room providing additional living space that can be adapted to suit personal preference. To the first floor, there are two well proportioned bedrooms, including a generously sized master, together with a family bathroom. Externally, the property offers a small rear yard, additional parking space to the rear, and on street parking to the front.

Tenure: Leasehold. 999 years from 28th June 1888. Yearly Rent £1.50

Council Tax: A.

Traditionally brick built property with tiled roof. Mains: Gas, Electric, Water (unmetered), 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 VESTIBULE LOUNGE	uPVC double glazed door to entrance vestibule. Door to lounge. Inset fireplace with brick surround. Coving to ceiling. Radiator. Two base cupboards housing utilities. uPVC double glazed leaded window to front aspect. Door to kitchen. Ceiling light point, power points.
KITCHEN	Fitted with a range of wall and base units with drawers. Stainless steel sink and drainer unit with taps. Integrated electric oven and four ring electric hob with stainless steel chimney style extractor fan. Space and plumbing for washing machine. Space for fridge/freezer. Wall mounted combi boiler. Radiator. Part tiled walls. Door to storage cupboard (with lighting). uPVC double glazed window to rear aspect. uPVC double glazed door to second reception room. Access to stairs and landing. Ceiling light point, power points.
SECOND RECEPTION ROM	Two uPVC double glazed windows to side aspect. uPVC double glazed door to rear yard. Ceiling light point, power points.
LANDING	Doors to bedrooms and bathroom. Access to loft.
BEDROOM ONE	Double bedroom. Radiator. uPVC double glazed leaded window to front aspect. Radiator. Ceiling light point, power points.
BEDROOM TWO	Radiator. uPVC double glazed window to rear aspect. Ceiling light point, power points.
BATHROOM	Three piece bathroom suite comprising bath with side panel and overhead wall mounted shower with glass side panel and pvc panelled walls. Sink wash basin with splash back on pedestal and low level w/c with inset flush system. Radiator. Wooden panelled ceiling with inset spot lights. uPVC double glazed obscure glass window to rear aspect.
EXTERIOR	Rear yard with brick wall surround. Gate leading to additional parking.





