

PROPERTY DETAILS

Est. 1923

**SLEIGH
& SON**

Estate Agency
Solicitors

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

13 GRANGE AVENUE, DENTON, M34 7TP
£210,000 (Offers Over)



Sleigh and Sales Property Sales are delighted to offer For Sale this well presented three bedroom home, situated within a well-established and highly sought after residential area of Denton, just off Moorfield Avenue. Ideally located, the property benefits from easy access to local shops, public transport links, reputable schools, and major motorway networks, making it an excellent choice for commuters and families alike. This attractive home is sure to appeal to a variety of purchasers, including first time buyers and growing families.

The accommodation briefly comprises a welcoming entrance hallway providing access to both the lounge and kitchen. The spacious lounge is bright and inviting, featuring French doors that open into the conservatory. The conservatory offers additional living space and enjoys French doors leading out to the rear garden. The modern kitchen is well designed and thoughtfully laid out, providing ample storage and workspace. To the first floor, there are three generously sized double bedrooms together with a family bathroom. Externally, the front garden is of a good size and is predominantly paved for ease of maintenance. To the rear, the garden features artificial lawn and a small paved seating area, creating a practical and low-maintenance outdoor space.

Tenure: Leasehold. 999 years from 23 December 1957. Yearly rent £4.10

Council Tax Band B.

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

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	uPVC double glazed door to hallway. Wooden effect laminate flooring. Doors to lounge and kitchen. Access to stairs and landing. Ceiling light point, power points.
LOUNGE	Radiator. Coving to ceiling. uPVC double glazed window to front aspect. uPVC double glazed French doors to conservatory. Ceiling light point, two wall light points, power points, TV point.
CONSERVATORY	Brick based and uPVC double glazed surround. Radiator. uPVC double glazed French doors to rear garden. Ceiling light point, TV point.
KITCHEN	Continuation of wooden effect laminate flooring from hallway. Fitted with a range of wall and base units with complimentary work surface over. Electric oven with four ring gas hob and overhead feature extractor fan. Sink and drainer unit with central mixer tap. Space for fridge/freezer and space and plumbing for washing machine. Inset cupboard housing 'Worcester' combi boiler. Radiator. uPVC double glazed window to rear aspect and uPVC double glazed window to side aspect. uPVC double glazed door to side entrance. Ceiling light point, power points.
LANDING	Access to bedrooms and bathroom. Access to loft. uPVC double glazed obscure glass window to side aspect. uPVC double glazed window to front aspect. Ceiling light point.
BEDROOM ONE	Double bedroom. Radiator. Picture rail to walls. uPVC double glazed window to rear aspect. Ceiling light point, power points.
BEDROOM TWO	Double bedroom. Radiator. Picture rail to walls. uPVC double glazed window to rear aspect. Ceiling light point, power points.
BEDROOM THREE	Double bedroom. Radiator. uPVC double glazed window to front aspect. Ceiling light point, power points.
BATHROOM	Three piece bathroom suite comprising bath with side panel, wall mounted "Rainfall" shower and separate attachment. Additional mixer tap hose spray. Sink wash basin on vanity unit with drawers and surface over and low level w/c with back inset flush system. Feature heated towel rail. LVT luxury vinyl flooring. PVC laminated walls and PVC laminated ceiling with inset spot lights. uPVC double glazed obscure glass window to front aspect.
EXTERIOR FRONT	The front of the property is mainly paved with privet surround. Trees. Gate to paved side entrance leading to rear entrance.
EXTERIOR REAR	The rear of the property is mainly artificial grass with a small paved area. Outside tap. Secure fencing.



