

PROPERTY DETAILS

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Est. 1923
**SLEIGH
& SON**
Estate Agency
Solicitors

13 ORWELL AVENUE, DENTON, MANCHESTER, M34 2LR
£325,000



www.sleighandson.com



Sleigh and Son Property Sales are delighted to offer For Sale this well maintained and truly unique extended three bedroomed family home, tucked away on a quiet cul-de-sac in the ever popular Dane Bank area of Denton. This is certainly not your average semi detached property. Full of character, individuality and unexpected touches, this wonderfully quirky homes offers a refreshing alternative to the more conventional family property. From the attractive French beams and arched windows to the cleverly designed living spaces and distinctive bathroom, there is something different to discover throughout. The current owners have lovingly improved the property while retaining its individual character.

Significant works have been completed including new uPVC double glazed windows and doors, a complete rewire, new kitchen and bathroom, new radiators, underfloor insulation to the ground floor, majority new plastering and an insulated and boarded loft. The result is a home that combines its quirky personality with modern day comfort and practicality.

Stepping through the welcoming hallway, you immediately get a sense that this is a home with personality. The ground floor has been thoughtfully opened up to create a wonderful flowing living and entertaining space, incorporating the lounge, dining area and kitchen. The lounge is bright and inviting, with beautiful French beams to the ceiling providing an abundance of charm and character. This leads through to the spacious dining area, with French doors opening directly onto the rear garden. The garden views and plentiful natural light make this a particularly lovely space for family meals, entertaining or simply relaxing. The stunning kitchen is another standout feature, combining practicality with plenty of individuality. With three charming arched windows overlooking the garden, integrated appliances and a uPVC stable door providing direct access outside, it is a room that feels both unusual and welcoming. The entire ground floor offers a fantastic environment in which to relax, dine, entertain and enjoy family time, while the internal access to the garage adds further practicality and offers fantastic potential for conversion subject to necessary planning permission. To the first floor are three generously sized bedrooms, with two benefiting from fitted wardrobes. The beautifully presented and individual bathroom continues the property's quirky character and also features a concealed shower creating a sleek and contemporary finish.

Externally, the property benefits from a paved driveway to the front, providing off-road parking. To the rear, is a particularly impressive private garden featuring a paved seating area alongside a substantial lawn surrounded by trees, established shrubs and greenery. The rear garden provides a peaceful and private retreat, perfect for entertaining family and friends, relaxing with a good book or simply enjoying a drink and quiet time outdoors. A garage completes this fantastic home.

Individual, characterful, beautifully maintained and packed with quirky features, this is a home that really needs to be seen to be appreciated and early viewings are strongly recommended.

Orwell Avenue is situated in a highly regarded part of Dane Bank, Denton, close to a range of local shops and amenities, reputable schools, bus routes and excellent motorway links, providing convenient access to surrounding areas.

Tenure: Freehold

Council Tax Band: C

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

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	Open porch with composite door.
HALLWAY	Wooden effect laminate flooring. Inset cupboard. Doors to lounge and garage. Access to stairs and landing. Radiator. Walk through to open plan kitchen/dining area and lounge.
LOUNGE/DINING AREA	Lounge. Brick fire place and surround. Radiator. French style farm house beams to ceiling. Stripped wooden floor. uPVC double glazed bay window to front aspect. Ceiling light point, power points, TV point. Walk through to dining area. Wall mounted feature radiator. Stripped wooden floor. Two uPVC double glazed windows to rear aspect with uPVC double glazed French doors leading to rear garden. Access to kitchen. Ceiling light point, power points.
KITCHEN	Fitted with a range of wall and base units with drawers and complimentary work surface over. Belfast sink with central mixer tap. Integrated fridge/freezer and integrated dishwasher. Space and plumbing for Rangemaster cooker. Overhead feature extractor fan. Wooden effect laminate flooring. Three uPVC double glazed arch windows to rear aspect. uPVC double glazed stable door leading to rear garden. Inset spot lights to ceiling. Power points.
LANDING	Dog legged wooden staircase. Stripped painted wooden flooring. uPVC double glazed obscure window to side aspect. Access to bedrooms and bathroom. Access to loft with pull down ladder. Ceiling light point.
BEDROOM ONE	Double bedroom. Two inset wardrobes with drawers and shelving. Radiator. Stripped wooden floor. uPVC double glazed bay window to front aspect. Ceiling light point, power points.
BEDROOM TWO	Double bedroom. Built in wardrobes and shelving. Picture rail to walls. Radiator. Stripped wooden floor. uPVC double glazed window to rear aspect. Ceiling light point, power points.
BEDROOM THREE	Picture rail to walls. Radiator. uPVC double glazed window to front aspect. Ceiling light point, power points.
BATHROOM	Three piece suite comprising bath with tiled side panel, thermostatic mixer shower and separate attachment with glass side shower screen. Round curved sink wash basin on vanity unit with drawers and low level w/c with inset flush. Complimentary mirror. Part tiled walls and complimentary tiled floor. Feature wall mounted towel rail. Inset spot lights to ceiling. uPVC double glazed obscure glass window to rear aspect.
GARAGE	Attached garage with up and over door and integral from hallway. Power and lighting. Door to hallway.
EXTERIOR FRONT	The front of the property has a paved driveway with parking for several vehicles, leading to an attached garage. Brick wall to front and side. Outside light. Concealed electric point.
EXTERIOR REAR	To the rear of the property there is a block paved patio area leading to grass laid mainly to lawn with mature trees and shrubs. Secure fencing. Brick built storage.









