



## 21 Ardenfield, Manchester, M34 7LW

**Offers Over £270,000**

Are you looking for a "move in ready" home in Haughton Green? Then this spacious three bedroom semi detached home on Ardenfield could be perfect for you! The current owners have undergone a comprehensive programme of works over the past few years, including a full rewire, a new roof, and the installation of a new kitchen and bathroom, resulting in a stylish, well maintained home waiting for you to simply move in, unpack, and start to enjoy.

As you approach you are greeted by a lawned front garden with block paved driveway parking. Step through the front door into an entrance vestibule, leading the the hallway. The kitchen is located to the front of the home, and is a modern kitchen designed to maximise space. The lounge is to the rear of the home and features sliding doors leading out into the rear garden. Much larger than average, this lounge is a generous space that really does work for family life with plenty of space for sitting, dining and for the kids to play.

Head upstairs where you will find two generous bedrooms - two well sized doubles, and a single bedroom which would make an ideal children's bedroom or perhaps a home office for those who work from home? A stylish three piece family bathroom completes the living accommodation.

# 21 Ardenfield

Denton, Manchester, M34 7LW

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## Entrance Vestibule

Door to:

## Hallway

Radiator, stairs to first floor. Storage cupboard. Door to:

## Kitchen

11'5" x 7'9" (3.48m x 2.36m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl composite sink with mixer tap. Integrated fridge freezer. Integrated slimline dishwasher. Plumbed for automatic washing machine. Built in eye level electric oven. Four ring hob with pull out extractor hood over. Door to side providing access out to side of property. Window to front elevation. window to front, door to:

## Lounge

19'5" x 14'7" (5.92m x 4.45m)

Window to side elevation. Two double radiators. Sliding doors to rear garden. Ceiling light.

## Stairs and Landing

Doors to bedrooms and bathroom. Access to loft via loft hatch.

## Master Bedroom

9'2" x 14'8" (2.79m x 4.46m)

Window to rear elevation. Ceiling light. Double radiator,

## Bedroom Two

8'9" x 14'8" (2.67m x 4.46m)

Window to front elevation. Ceiling light. Radiator.

## Bedroom Three

7'0" x 8'4" (2.13m x 2.54m)

Window to side elevation. Double radiator. Ceiling light.

## Bathroom

Window to side elevation. Fitted with three piece suite comprising panelled bath with glass shower screen and shower over, vanity unit with inset sink, and WC. Heated towel rail.

## Outside and Gardens

Low walled front garden with block paved driveway. Garage with up and over door to front, door to rear and capacity for lighting and plumbing. Private enclosed rear garden mainly laid to lawn with patio areas.

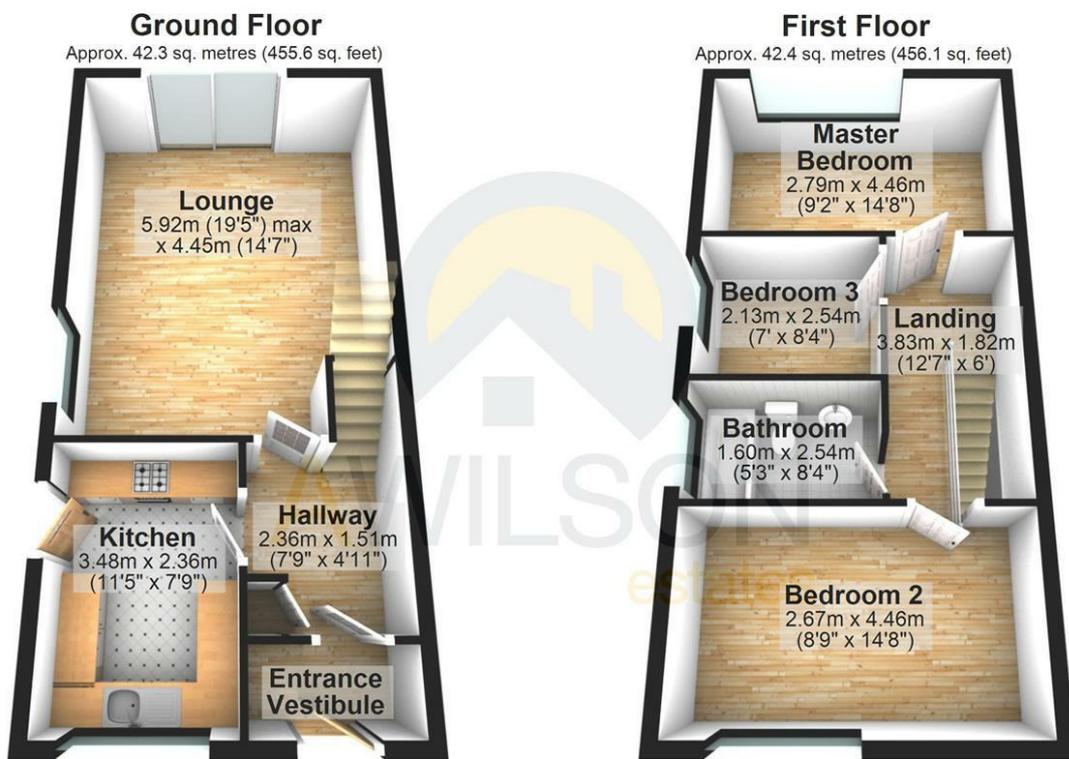
## Additional Information

Tenure: Leasehold

EPC Rating: D

Council Tax Band: C





Total area: approx. 84.7 sq. metres (911.7 sq. feet)

## Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
			77				
			57				

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