

PROPERTY DETAILS

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



20 WYNNE GROVE, DENTON, M34 6FU

£250,000



Sleigh and Son Property Sales are delighted to present this three bedroomed semi detached home, occupying a generously sized corner plot within one of Denton's most sought after residential locations. Offered For Sale with No Vendor Chain, this property offers a rare and exciting opportunity for buyers seeking a renovation project, with outstanding scope for transformation thanks to its generous corner plot. Requiring modernisation, the property offers spacious and well proportioned accommodation, making it an ideal purchase for investors, developers, or buyers looking to create a bespoke family home tailored to their own style and requirements. Early viewings are highly recommended.

The accommodation briefly comprises, to the ground floor, an entrance hallway, downstairs WC, a spacious lounge with feature fireplace, a separate dining room, and a conservatory with French doors opening onto the rear garden. To the first floor are three bedrooms, two of which are generous doubles with fitted wardrobes, along with a four piece family bathroom. Externally, the front garden is predominantly paved, with a pathway leading to the side garden, which features mature trees, shrubs, and a pergola. The rear garden is also mainly paved and includes mature planting, a garden pond, and two wooden sheds. The property further benefits from an enclosed side driveway with a covered carport and a detached garage.

Wynne Grove is situated within a well established residential area of Denton, close to the picturesque Tame Valley. Popular with families and professionals alike, the location offers convenient access to a range of local schools, leisure facilities, shopping amenities, and excellent transport links, including nearby motorway networks providing easy connectivity throughout Greater Manchester and beyond. Tenure: Leasehold. 999 years from 20th April 1960. Yearly rent £7. Council Tax Band: D

Construction: Traditional brick built with tiled roof. Services: Main's gas, electric, water (unmetered), sewerage and 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.

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:• -

VESTIBULE	uPVC double glazed door with glass surround leading to vestibule. Door to hallway. Ceiling light point, power points.
HALLWAY	Inset cupboard housing wall mounted alarm pad and inset cupboard housing utilities. Radiator. Door to downstairs w/c. Doors to lounge/dining room and kitchen. Access to stairs and landing. Two wall light points.
DOWNSTAIRS W/C	Low level w/c with flush. uPVC double glazed window to side aspect. Ceiling light point.
LOUNGE/DINING ROOM	Central fitted feature gas fire with hearth, back plate and wooden surround. uPVC double glazed window to front aspect. Ceiling light point, two wall light points, power points. Archway to dining room. Radiator. uPVC double glazed sliding patio doors to conservatory. Ceiling light point, two wall light points, power points.
CONSERVATORY	Built with brick base and uPVC double glazed window surround (brick wall on one side). Wooden effect laminate flooring. Radiator. uPVC double glazed French doors to rear garden. Ceiling light point, power points, one wall light point.
KITCHEN	Fitted with base units and work surface over. Stainless steel sink and drainer unit with central mixer tap. Integrated electric oven with five ring gas hob. Space and plumbing for washing machine. Space for fridge freezer. Part tiled walls. uPVC double glazed window to rear aspect and side aspect door to side and rear garden. Inset spot lights to ceiling. Power points.
LANDING	Single glazed obscure leaded window with secondary glazing to side aspect. Access to bedrooms and bathroom. Access to loft.
BEDROOM ONE	Fitted with a range of double wardrobes and cupboards and separate drawers. Radiator. uPVC double glazed window to front aspect. Ceiling light point, two wall light points, power points.
BEDROOM TWO	Fitted wardrobes and base cupboards and drawers. Radiator. uPVC double glazed window to rear aspect. Ceiling light point, power points.
BEDROOM THREE	Radiator. uPVC double glazed window to front aspect. Ceiling light point, power point.
BATHROOM	Four piece bathroom suite comprising bath with side panel and mixer shower to taps. Wall mounted electric shower in enclosed glass cubicle. Sink wash basin on pedestal and low level w/c with inset flush. Single glazed leaded obscure window to side aspect and uPVC double glazed obscure window to rear aspect. Radiator. Fully tiled. Ceiling light point, two wall light points.
EXTERIOR FRONT	Mature shrubs and trees. Path to front entrance. Block paved path to side entrance.
EXTERIOR SIDE	Block paving. Mature tree and shrub surround. Wooden pergola. Wall light point.
EXTERIOR REAR	Paved area. Mature trees and shrubs. Garden pond. Two sheds. Outside electrics. Outside tap.
DETACHED GARAGE	Gated driveway with covered car port leading to a detached garage.



