

PROPERTY DETAILS

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



51 TROWBRIDGE ROAD, DENTON, M34 7HY £210,000 (Offers Over)



Sleigh and Son Property Sales are pleased to present this deceptively spacious and well proportioned three bedroomed terraced home, ideally positioned in the highly popular residential area of Haughton Green, Denton. Offered with No Vendor Chain, the property enjoys a convenient setting close to well regarded primary and secondary schools, a variety of local amenities, and excellent transport links, including easy access to the M67 motorway. The nearby Haughton Dale Nature Reserve provides a beautiful woodland backdrop, perfect for leisurely walks and family outings.

Designed with families in mind, the homes on this estate offer generous living accommodation, including a spacious lounge and a well sized kitchen diner. All three bedrooms are comfortably proportioned, with the smallest room notably larger than a typical third bedroom, and the property provides ample storage throughout

The accommodation briefly comprises, to the ground floor: an entrance hallway, a spacious lounge with patio doors opening onto the rear garden, and an open plan fitted kitchen with dining area leading to an enclosed storage room. To the first floor, there are three well-sized bedrooms, a family bathroom, and a separate WC. Externally, the front of the property is mainly laid to lawn, while the rear boasts a generous enclosed garden, predominantly lawned and offering excellent outdoor space ideal for a growing family. Tenure: Freehold. Council Tax Band A.

Traditionally brick-built property with tiled roof. Mains: 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:• -

HALLWAY	uPVC double glazed door and window to side aspect leading to hallway. Access to stairs and landing. Door to lounge. Ceiling light point, power points.
LOUNGE	Inset fire with marble back plate and hearth with wooden surround. uPVC double glazed bay window to front aspect. uPVC double glazed sliding patio doors to rear aspect. Door to kitchen. Two wall light points, ceiling light point, power points, TV point.
KITCHEN/DINING ROOM	Fitted with a range of wall and base units and work surface over. Stainless steel sink and drainer unit. Space for cooker. Space and plumbing for washing machine. Door to cupboard housing warm air heater. Door to inset brick built storage area housing utilities. Door leading to brick built inset cupboard leading to a further uPVC double glazed door to front aspect. Three ceiling light points, power points. Rear aspect door to rear garden.
LANDING	Door to inset cupboard with water tank and shelving. Access to loft. Doors to bedrooms, bathroom and separate w/c. Ceiling light point, power points.
BEDROOM ONE	Double bedroom. uPVC double glazed window to front aspect. Ceiling light point, power points.
BEDROOM TWO	Double bedroom. Inset shelving on wall. uPVC double glazed window to front aspect. Ceiling light point, power points, TV point.
BEDROOM THREE	Double bedroom. Built in unit with shelving and rail. Radiator. uPVC double glazed window to rear aspect. Ceiling light point, power points.
BATHROOM	Bath with side panel and sink wash basin on pedestal. Enclosed shower cubicle with glass and wall mounted shower. Tiled walls. uPVC double glazed obscure glass window to rear aspect. Inset spot light to ceiling.
SEPARATE W/C	Low level w/c with inset flush. Tiled walls. uPVC double glazed obscure glass window to rear aspect. Ceiling light point.
EXTERIOR FRONT	Wrought iron gate with steps leading to the front door. Grass laid mainly to lawn and paving. Secure fencing to the side.
EXTERIOR REAR	The rear of the property has a generously sized garden with grass laid mainly to lawn. Mature trees and shrubs. Secure fencing.





