

PROPERTY DETAILS

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

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

28 ACRE STREET, DENTON, M34 2AE £180,000



Sleigh and Son Property Sales are pleased to offer For Sale this well-presented mid-terraced property, ideally positioned in the heart of central Denton and within easy reach of the excellent range of local amenities. Offering well-proportioned accommodation throughout, this lovely home is perfectly suited to first-time buyers, young families or those looking to downsize. Crown Point North Retail Park, Denton Wellness Centre, a variety of eateries, supermarkets, reputable schools, bus routes and major transport links are all close by, with convenient access to the M60 and M67 motorways; ideal for commuters.

The accommodation briefly comprises a welcoming lounge with feature fireplace, a fitted kitchen with dining area, two bedrooms, one benefiting from fitted wardrobes and a family bathroom. In addition, the loft has been converted to create a versatile additional room, ideal for use as a home office, hobby room or storage area. Externally, the property has a small front garden and an attractive rear garden featuring a decked seating area, perfect for relaxing or entertaining, alongside a low-maintenance artificial lawn and pond feature. Further benefits include uPVC double glazing and gas central heating throughout.

Tenure: Leasehold. 999 years from 12/05/1895. Yearly Rent £10.60. Council Tax Band A

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

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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:• -

- LOUNGE** uPVC door to lounge. Central fitted coal effect gas fire with hearth, back plate and wooden surround. Dado rail to walls. Radiator. uPVC double glazed window to front aspect. Ceiling light point, power points, TV point. Walk through to kitchen/dining area.
- KITCHEN / DINING AREA** Fitted with a range of wall and base units and drawers with complimentary work surface over and sink and drainer unit with central mixer tap. Space for cooker with overhead pull-out extractor fan. Space for fridge/fridge, space and plumbing for washing machine. Two radiators. Understairs storage cupboard with power and lighting. Wall mounted combi boiler. Part tiled walls. uPVC double glazed window to rear aspect. uPVC double glazed door to rear aspect. Access to stairs and landing. Ceiling light point, power points.
- LANDING** Access to bedrooms and bathroom and stairs to converted loft room. Ceiling light point.
- BEDROOM ONE** Double bedroom. Fitted wardrobes. Radiator. uPVC double glazed window to front aspect. Ceiling light point, power points, TV point.
- BEDROOM TWO** Radiator. uPVC double glazed window to rear garden. Ceiling light point, power points, TV point.
- BATHROOM** Three piece suite comprising bath with side panel, mixer tap wall mounted shower and glass side panel. Sink wash basin on pedestal and low level w/c with inset flush system. Inset cupboard with shelving. Radiator. uPVC double glazed obscure glass window to rear aspect. Ceiling light point.
- LOFT ROOM** Stairs to converted loft room. Two double glazed sky light windows. Radiator. Wall light point, power points.
- EXTERIOR FRONT** Dwarf brick wall surround with pebbled area.
- EXTERIOR REAR** The rear of the property has a decked area with surround and steps leading to artificial grassed lawn with pond. Secure brick boundaries and fencing. Mature shrubs. Wall light and outside tap.





