PROPERTY DETAILS

112-114 Market Street, Droylsden, Manchester M43 7AA Tel: 0161-370 2198

Est. 1923
SLEIGH & SON
Estate Agency
Solicitors

1 WENTWORTH AVENUE, ABBEY HEY, M18 8RD
OFFERS OVER £280,000

THREE BEDROOMED DETACHED PROPERTY FOR SALE WITH NO VENDOR CHAIN! TWO RECEPTION ROOMS, FITTED KITCHEN, SHOWER ROOM, GARAGE, DRIVEWAY PARKING, FRONT AND REAR GARDENS!



*** IDEAL PURCHASE FOR A WIDE RANGE OF BUYERS *** SLEIGH AND SON are delighted to welcome to the open market this THREE BEDROOMED detached property for sale in a POPULAR LOCATION of ABBEY HEY! This MUCH LOVED family home, situated in a convenient location, has well maintained gardens to the front and rear with driveway parking and a GARAGE. Other benefits to this property include a good size lounge, SECOND RECEPTION, spacious kitchen, two double bedrooms, FITTED SHOWER ROOM and many more making this the perfect new home for many buyers. Located in a popular area of Abbey Hey, the property is close to local schools, amenities, transport links into Manchester City centre and the M60 motorway. The property is warmed via gas central heating and uPVC double glazing is installed throughout. Briefly the accommodation comprises: porch, entrance hall, lounge, reception room and kitchen to the ground floor. Three bedrooms and shower room to the first floor. Traditional brick built with tiled roof. Freehold. There is mains electricity, gas, water (metered) and sewerage at the property. Council tax band C.

Viewing is strongly advised.

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:• -

PORCH	uPVC double glazed windows and door to the front elevation. Tiled floor. Hardwood and privacy glazed door and windows into the entrance hall.
ENTRANCE HALL	Radiator. Storage cupboard. Light and power points. Doors into the lounge and kitchen. Staircase to the first floor.
LOUNGE	uPVC double glazed box window to the front elevation. Gas fire, marble surround and wooden mantle. Radiator. Light and power points. Archway into the second reception room.
SECOND RECEPTION ROOM	uPVC double glazed patio door to the rear elevation. Radiator. Light and power points. Doorway into the kitchen.
KITCHEN	uPVC double glazed window to the rear elevation. A range of fitted wall and base units with rolledge worktops. Integrated oven, gas hobs, extractor fan and washing machine. Stainless steel sink and drainer with hot and cold taps. Tiled splashbacks. Storage cupboard. Light and power points.
STAIRCASE AND LANDING	uPVC double glazed privacy window to the side elevation. Loft hatch. Light point. Doors into the bedrooms and shower room.
MASTER BEDROOM	uPVC double glazed box window to the front elevation. Fitted wardrobes and draws. Radiator. Light and power points.
BEDROOM TWO	uPVC double glazed window to the rear elevation. Radiator. Light and power points.
BEDROOM THREE	uPVC double glazed window to the front elevation. Fitted wardrobes. Radiator. Light and power points.
SHOWER ROOM	uPVC double glazed privacy window to the side elevation. Walk in shower cubicle. Vanity handwash and w/c unit with a mixer tap. Heated towel rail. Storage cupboard with combi boiler. Part tiled. Light point.
GARAGE	Double garage doors to the front elevation. uPVC double glazed window to the rear elevation. Light and power points.
EXTERNAL	To the front - Paved pathway and driveway. Lawn. Flower beds and shrubs. To the rear - Paved pathway. Lawn. Flowerbeds. Fully enclosed with fence panels.



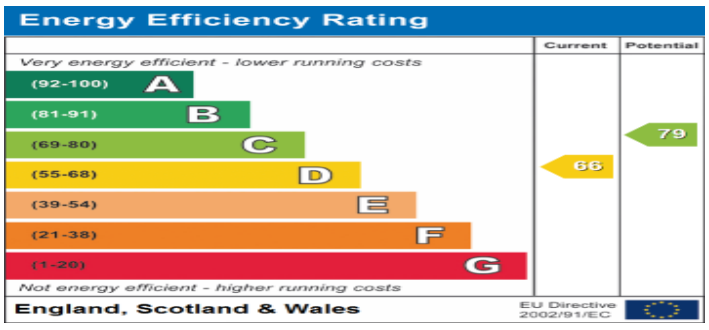










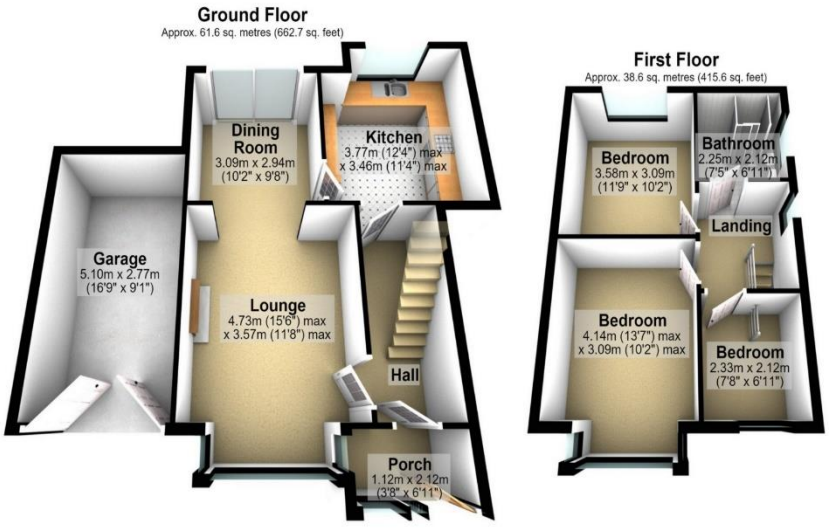

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92-100) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
66
79
England, Scotland & Wales
EU Directive 2002/91/EC











Whilst all care has been taken to measure the rooms accurately, they should be used for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.
Plan produced using PlanUp.