

PROPERTY DETAILS

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



16 CLUMBER ROAD, MANCHESTER, M18 7LX
£260,000 (Offers Over)



Situated in this highly regarded residential area beside Debdale Park is this larger style 1930s three bedroom semi detached property, offered with No Vendor Chain and boasting strong kerb appeal. The home benefits from an extended kitchen that provides valuable additional space for everyday family life, along with direct access into the integral garage. Full of character throughout, the property has a warm, inviting feel and features bay windows to both the front and rear elevations, enhancing natural light and charm. The ground and first floor layouts are notably spacious, offering excellent versatility for a growing family. A particularly useful feature is the adaptable storage room leading directly from the kitchen, ideal for conversion into a downstairs bathroom or utility room, depending on personal preference. The integral garage is an additional sought after advantage.

Externally, the sizeable enclosed rear garden offers ample space for children to play and for outdoor entertaining. Located within close proximity to major bus routes, motorway links, reputable schools, and local amenities, this family orientated home is expected to attract strong interest, and early viewings are highly recommended.

In brief, the accommodation comprises an entrance vestibule, a hallway leading to the lounge and kitchen, a spacious through-lounge with a defined dining area and bay windows to both the front and rear elevations, an extended fitted kitchen, and a versatile storage room providing access to the integral garage. To the first floor, the generous landing leads to three bedrooms and a family bathroom. The property benefits from two generously sized master bedrooms, both featuring bay windows, and a larger than average bathroom offering great potential. Externally, the home is garden fronted with a block-paved side driveway. The rear garden is laid mainly to lawn with secure fenced boundaries.

Clumber Road enjoys an excellent position beside Debdale Park, a popular and well maintained recreational space offering a variety of amenities. It is perfect for young children, family days out, or leisurely strolls around the park.

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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.

IN DETAIL THE ACCOMMODATION COMPRISES:• -

ENTRANCE VESTIBULE HALLWAY	uPVC double glazed double doors to entrance vestibule. Door to hallway. Inset cupboard housing utilities. Wall mounted alarm pad. Coving to ceiling. Radiator. Door to understairs storage with lighting. Door to lounge/dining area. Door to kitchen. Ceiling light point, power points.
LOUNGE/DINING AREA	uPVC double glazed bay window to front aspect with curved radiator. Coving to ceiling. Ceiling light point, power points, TV point. Walk through to dining room with central feature electric fire with hearth, back plate and wooden surround. Coving to ceiling. Radiator. uPVC double glazed box bay window to rear aspect. Ceiling light point, power points.
KITCHEN	Fitted with a range of wall and base units and drawers with complimentary work surface over. Stainless steel sink and half with drainer unit and central mixer tap. Space for oven. Overhead inbuilt extractor fan. Space and plumbing for washing machine and dryer. Space for fridge/freezer. Part tiled walls. Wooden effect laminate flooring. uPVC double glazed window to rear aspect. uPVC double glazed door to rear garden. Door to storage room, further providing access to integral garage. Three ceiling light points, power points.
STORAGE ROOM	Currently used as a workshop with work surface, drawers and overhead cupboards but has scope to be adapted for personal choice. Wall mounted combi boiler. Door to garage. Ceiling light point, power points.
LANDING	uPVC double glazed obscure glass window to side. Doors to bedrooms and bathroom. Access to loft. Ceiling light point, power points.
BEDROOM ONE	Double bedroom. Picture rail to walls. uPVC double glazed bay window to front aspect with curved radiator. Ceiling light point, power points.
BEDROOM TWO	Double bedroom. Picture rail to walls. Radiator. uPVC double glazed bay window to rear aspect. Ceiling light point, power points.
BEDROOM THREE	Picture rail to walls. Radiator. Wooden flooring. uPVC double glazed window to front aspect. Ceiling light point, power points.
BATHROOM	Three piece suite comprising of enclosed fully tiled double shower cubicle with wall mounted shower. Sink wash basin on pedestal with splash back and low level w/c with flush system. Complimentary unit with shelving and wall unit with glass mirror front. Heated chrome towel rail. uPVC double glazed obscure glass window to side aspect. Inset spot lights to ceiling.
EXTERIOR FRONT	The front of the property has a dwarf brick wall and is mainly grass laid to lawn with mature shrubs and trees. Block paved driveway leading to attached garage. Secure fencing to one side.
EXTERIOR REAR	The rear of the property is laid mainly to lawn with mature trees and shrubs. Secure fencing. Outside tap.
GARAGE	Attached garage with double doors to front aspect. Integral from kitchen. Ceiling light point, power points, TV point.

Tenure: Freehold. Council Tax Band C.

Traditional brick-built property with a tiled roof. Services: Mains gas, electricity, unmetered water supply, mains sewerage and Wi-Fi.



