



Kentwell Close

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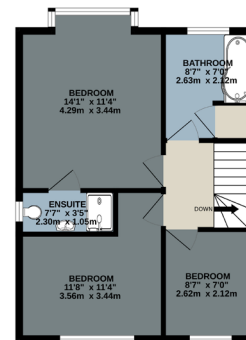
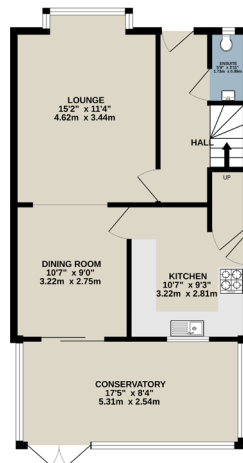
Welcome to Kentwell Close a beautiful three-bedroom detached home situated in a cul-de-sac position

KEY POINTS

- Three-bedrooms, three bathrooms detached home
- Ground Floor WC
- Large Conservatory
- Beautiful home in a quiet spot
- Cul-de-sac position
- Pretty rear sunny garden
- Close to great transport links
- Off road parking for several cars

GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.

1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 1049 sq.ft. (97.5 sq.m.) approx.

While every effort has been made to provide the accuracy of the floorplan, measurements of doors, windows, stairs and other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for descriptive purposes only and should not be used as such.



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If you are looking for a bright and welcoming home, located in a cul-de-sac in a quiet spot this might be the one for you.

On entrance you have your conveniently located ground floor wc ideal for visiting family and friends.

From the hallway into your spacious lounge with a large, square bay window. You have room for any combination of sofas, enjoy a cozy night in or gather round a board game with all the family.

Straight through into the dining room, with space for a large table to host Sunday lunch or dinner for friends and family.

Across into the kitchen you have integrated appliances, great worktop space and good storage.

Your conservatory sits across the back of the house with views over the garden it's a great place to enjoy an early spring evening or create a separate sitting room for the teenagers of the house. With the addition of heating and an air conditioning unit, making the room usable throughout the year.

The sunny garden is perfectly laid out so you can just move in and enjoy! A patio has been laid for your garden furniture and there is a lawned area for the children to play on whilst you enjoy drinks with family and friends. There is also a shed for storage.

Head upstairs where you have two double bedrooms and a third single. The principal bedroom is light, bright and beautifully presented with fitted wardrobes and a beautiful en suite.

Your second bedroom has space for a double bed and wardrobes and overlooks the rear garden. The third bedroom is an ideal childrens room or perhaps a home office if you are working from home .

The family bathroom completes the second floor and has a sparkling white suite with a large bath and thermostatic shower above, perfect for busy mornings.

Where it is

Kentwell Close is just off King Street and has a quiet cul-de-sac position.

There are local shops for the pint of milk and a paper with larger supermarkets just a few minutes away in the car.

Excellent public transport links including busses direct into Ashton town centre where you can pick up the tram into Manchester. Hyde and Flowery field train stations are also close by

Ofsted rated 'Good' schools are in walking distance with parks and gyms close by to cater for all the families' activities.



TECHNICAL DETAILS

- Freehold
- Council Tax Band D
- Double Glazed
- Boiler Type - Gas
- With Off Road Parking
- 25 Minute Drive To Manchester Airport/ City Centre
- Great Transport Links

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