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Trinity Close, Dukinfield, SK16 5JE

Occupying a pleasant cul-de-sac position within a well regarded residential location, this three-bedroom dormer style semi-detached property comes onto the market in good order and occupies a pleasing size garden plot with ample off-road parking and a good size detached garage. The property offers flexible accommodation and is ideally suited to a growing family.

The well-presented and maintained accommodation should be viewed internally to fully appreciate the accommodation on offer. The property offers further potential for a rear dormer extension which could provide two further bedrooms (STP).

Offers In The Region Of £230,000



**CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS**



Trinity Close, Dukinfield, SK16 5JE

- Three-Bedroom, Well-Presented Semi-Detached Property
- Well-regarded Cul-de-sac Position
- Internal Inspection Highly Recommended
- Ideally Suited To A Growing Family
- Flexible Accommodation With Further Rear Dormer Extension Potential (STP)
- Good Size Garden Plot
- Several Local Junior And High Schools Within Walking Distance
- Ample Off-Road Parking And Detached Garage
- uPVC Double-Glazing And Gas Fired Central Heating
- Well Positioned For All Local Amenities

The Accommodation Briefly Comprises:

Entrance vestibule, entrance hallway, main lounge is currently used as a bedroom, dining kitchen, sitting room (formerly Bedroom 3), Bedroom 2 with WC compartment. To the first floor there is the Master bedroom and shower room/WC with white suite. Off the main bedroom is a good size eaves storage area.

Externally, the property has ample off-road parking and a lawned front garden. To the rear there is a detached concrete sectional garage and good size garden area with flagged and lawned sections.

The property is situated close to all local amenities with Stalybridge, Ashton and Hyde town centres all being readily accessible. The property is well positioned for several local junior and high schools making it ideally suited to a growing family.

The Accommodation In Detail Comprises:

GROUND FLOOR

Entrance Vestibule

Composite style security door with double-glazed unit.

Entrance Hallway

Understairs storage cupboard, central heating radiator.

Living Room (Currently utilised as a bedroom)

14'0 x 10'6 (4.27m x 3.20m)
uPVC double-glazed window, central heating radiator.

Sitting Room (formerly Bedroom 3)

8'7 x 7'4 (2.62m x 2.24m)
uPVC double-glazed window, central heating radiator.

Bedroom 2

10'9 x 8'8 including wc compartment (3.28m x 2.64m including wc compartment)
uPVC double-glazed window, central heating radiator, low-level WC, wash hand basin with vanity storage unit below.

Dining Kitchen

13'8 x 9'2 (4.17m x 2.79m)
Inset stainless steel sink unit, a range of wall and floor mounted units, plumbing for automatic washing machine, uPVC double-glazed window and rear door.

FIRST FLOOR

Landing

uPVC double-glazed window.

Bedroom 1 (Master)

12'4 x 9'3 plus recess dressing table area (3.76m x 2.82m plus recess dressing table area)
uPVC double-glazed window, central heating radiator, eaves storage to the front whilst to

the rear of the bedroom there is access to a further large eaves storage area.

Shower Room/WC

Modern suite having shower cubicle, wash hand basin with vanity storage unit below, low-level WC, uPVC double-glazed window, part-tiled, central heating radiator.

EXTERNAL

The front garden is laid to lawn with border plants and shrubs.

There is a double-width driveway to the front providing off-road parking.

There is also a driveway to the gable elevation of the property which leads to a detached concrete sectional garage which has power and lighting.

The rear garden has flagged and lawned sections with border plants and shrubs.

TENURE

Tenure is Freehold - Solicitors to confirm.

COUNCIL TAX

Council Tax Band "C".

VIEWINGS

Strictly by appointment with the Agents.

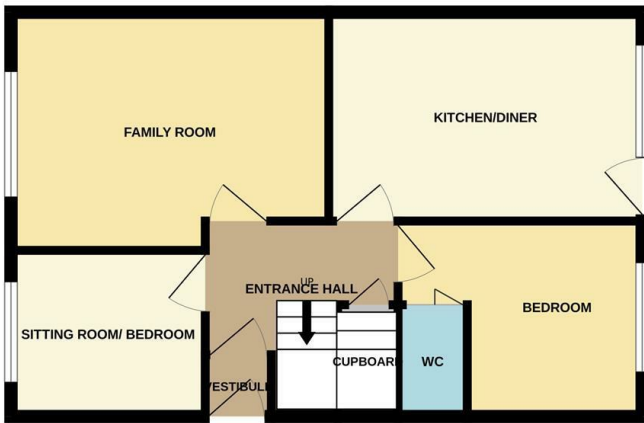


Directions

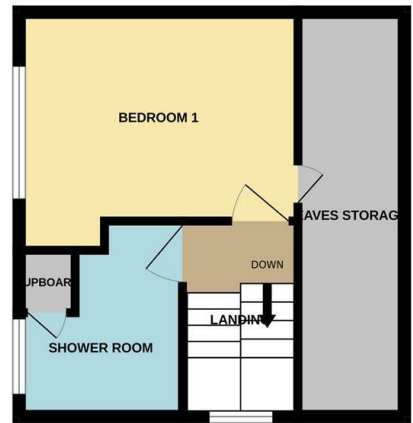


Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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