



Westmorland Avenue, Dukinfield, SK16 5JA

Offers over £290,000

Home Estate Agents are pleased to offer for sale this fantastic two/three bedroom extended semi detached Dorma bungalow offering family sized accommodation positioned on a fantastic sized plot with excellent sized gardens parking for five/gardens and garage.

Offering extremely versatile accommodation this immaculate family home not only represents a home but a relaxing way of life with lovely gardens and situated in a quiet and popular location. The property has been well cared for and much improved and is certainly a credit to the current owner with well planned accommodation that briefly comprises: To the ground floor, entrance porch, entrance hallway, lounge and dining room, fitted kitchen, downstairs bathroom and further reception room/bedroom three currently utilised as study. To the first floor there are two good sized bedrooms, good sized eaves storage and a shower room. To the outside the property boasts excellent sized gardens to the front, side and rear with superb decorative imprinted concrete driveway to the front and side providing potential parking for four/five vehicles and a garage, the landscaped gardens are also worthy of note with some fantastic planting. The property is Upvc double glazed and central heated and only a full personal inspection will fully reveal the quality of accommodation that is on offer.

IMMACULATE THROUGHOUT - AN OPPORTINUTIY NOT TO BE MISSED!



GROUND FLOOR

Porch

Composite double glazed door to the side elevation and door to entrance hallway.

Entrance Hallway

Wooden floor, radiator.

Lounge

14'6" x 11'11" (4.43 x 3.65)

Upvc double glazed window to the front, fitted feature fire surround with fire inset, TV aerial point, radiator.

Dining Room

12'4" x 12'0" (3.77m x 3.65m)

Upvc double glazed patio doors to the rear garden with windows to side, radiator.

Kitchen

9'0" x 8'10" (2.76 x 2.71)

Fitted with a lovely matching range of white base and wall units incorporating a single drainer sink unit and work tops over, fitted four ring gas hob with extractor hood above and electric oven, space for fridge and freezer, half glazed door to side elevation, Upvc double glazed window to the rear elevation, plumbing and space for automatic washing machine, part tiled walls and radiator.

Study/Bedroom 3

11'1" x 9'0" (3.37m x 2.74m)

Upvc double glazed windows to front and side, stairs to the first floor and radiator.

Bathroom

Modern bathroom suite in white comprising panelled with shower over, pedestal wash hand basin, low level WC, Upvc double glazed window to side, radiator.

FIRST FLOOR

Landing

Bedroom 1

17'10" x 11'4" (5.45 x 3.47)

Fitted with a matching range of fitted wardrobes with top boxes and drawer units, Upvc double glazed window to the rear with lovely view of the rear garden, TV aerial point, and radiator.

Bedroom 2

10'3" x 9'0" (3.12m x 2.74m)

Upvc double glazed window to rear, TV aerial point and radiator.

Eaves

11'5" x 6'10" (3.48 x 2.10)

Accessed via the fitted wardrobes in bedroom 1, excellent sized eaves area.

Shower Room

Fitted shower cubicle with mixer shower, vanity wash hand basin, low level WC, tiled floor and walls, Upvc double glazed window to the rear and heated towel rail.

OUTSIDE

Garage

18'6" x 9'9" (5.64 x 2.98)

Swing open doors, power and light, Double glazed window to side and personal door.

Gardens

To the front is a lawned garden with flower and herbaceous borders, mature planting, whilst to the side is a fantastic sized decorative imprinted concrete driveway and walkways providing parking for four/five vehicles, large double gates for security and privacy, flower and herbaceous borders, mature

planting. Whilst to the rear is a good sized lawned garden with flower and herbaceous borders, feature fish pond, patio area, paved and shaded walkway to summerhouse.

DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and 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.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

