



Dewsnap Lane
Dukinfield, SK16 5AW
Offers over £260,000

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Home Estate Agents are pleased to offer for sale this three bedroom semi detached property, extended to the side. The property offers good sized living accommodation and is an ideal family home, situated close to local schools, amenities and transport links. Block paved driveway and large garden to rear. (N.B PREVIOUS PHOTOS USED UNTIL NEW ONES CAN BE TAKEN). ** Viewing recommended **.

In brief the accommodation comprises: Entrance hallway, dining room open plan to lounge, conservatory, kitchen and downstairs WC to the ground floor. Three bedrooms and family bathroom to the first floor. Paved garden to front. Driveway to side leading to detached garage. Enclosed good sized lawned garden to rear with paved patio.

GROUND FLOOR

Hallway

Door to front, double glazed window to side, stairs to first floor, door to storage cupboard, radiator, doors to:

Dining Room

Double glazed bay window to front, laminate flooring, radiator, open plan to:

Lounge

Radiator, laminate flooring, sliding patio doors to:

Conservatory 8'2" x 10'9" (2.49m x 3.28m)

Double glazed windows to sides, sliding patio door to rear garden.

Kitchen

Double glazed windows to side and rear, fitted with a range of wall and base units with worksurface over, inset sink and drainer with mixer tap, space for range cooker, plumbing for washing machine, tiled walls, plumbing for dishwasher, space for fridge/freezer, door to:

WC

Double glazed window to front, low level WC and wall mounted wash hand basin, tiled walls, radiator.

FIRST FLOOR

Landing

Double glazed window to side, doors to:

Master Bedroom

Double glazed window to front, fitted with

a range of built in wardrobes, laminate flooring, radiator.

Bedroom 2

Double glazed window to rear, laminate flooring, radiator.

Bedroom 3

Double glazed window to front, laminate flooring, radiator.

Shower Room

Double glazed window to rear, fitted with a walk in shower, pedestal wash hand basin and low level WC, tiled walls, radiator.

OUTSIDE

Paved garden to front. Driveway to side leading to detached garage. Enclosed good sized lawned garden to rear with paved patio.

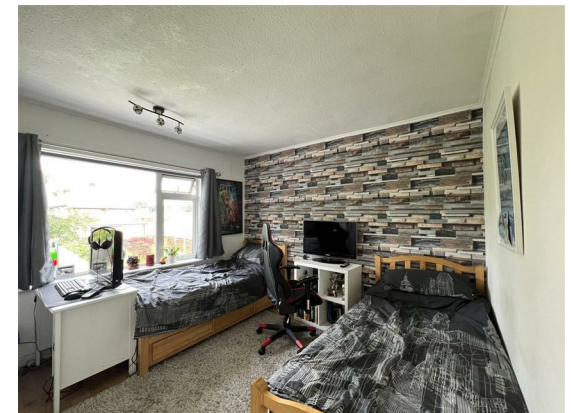
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DISCLAIMER

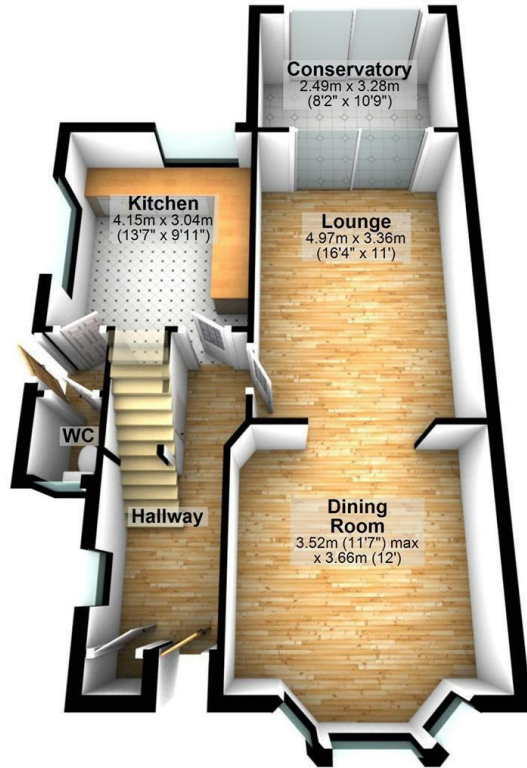
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary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



Ground Floor



First Floor

