



Parkin Close  
Dukinfield, SK16 4DD  
Offers over £250,000

## Parkin Close, Dukinfield, SK16 4DD

Home Estate Agents are pleased to offer for sale this immaculately presented THREE bedroom semi detached property. This property offers spacious accommodation and is the perfect 'ready to move into' home, ideal for the growing family. Located in a popular area of Dukinfield, close to local schools, Dukinfield Park, amenities and transport links. \*\* Internal viewing highly recommended \*\*.

In brief the accommodation comprises: Entrance hallway, lounge open plan to dining room, kitchen open plan to conservatory to the ground floor. Three bedrooms (two doubles and one single) and a four piece family bathroom. Lawned garden with shrub borders and block paved driveway with parking to two vehicles to the front. Gate to side leading to block paved area and rear garden. Enclosed lawned garden with shrub borders and detached garage.

### GROUND FLOOR

#### Hallway

Door to front, stairs to first floor, door to understairs storage cupboard, doors to:

#### Lounge 12'11" x 10'6" (3.93m x 3.20m)

Double glazed window to front, feature fireplace and surround with inset Living Flame effect fire, radiator, open to:

#### Dining Room 10'7" x 8'0" (3.22m x 2.45m)

Radiator, sliding patio doors to:

#### Conservatory 7'8" x 13'1" 180'5" (2.35m x 4.55m)

Double glazed windows to sides and rear, door to side, double doors to rear garden.

#### Kitchen 10'7" x 8'4" (3.22m x 2.55m)

Double glazed window to side, fitted with a range of white high gloss units with work surface over, inset resin sink and drainer with mixer tap, built in double oven and microwave, built in hob with extractor over, plumbing for washing machine, integrated fridge/freezer, tiled wall and floor, clad ceiling with inset ceiling downlights, open to conservatory.

### FIRST FLOOR

#### Landing

Double glazed window to side, door to storage cupboard, doors to:

#### Bedroom 1 13'1" x 9'8" (3.98m x 2.95m)

Double glazed window to front, laminate flooring, radiator.

#### Bedroom 2 11'4" x 8'8" (3.46m x 2.65m)

Double glazed window to rear, fitted wardrobes, dressing table and bedside drawers, laminate flooring, radiator.

#### Bedroom 3 10'0" x 6'5" (3.05m x 1.96m)

Double glazed window to front, laminate flooring, radiator.

#### Bathroom

Double glazed window to rear, fitted with a four piece suite comprising panelled bath with shower/mixer tap attachment, enclosed shower cubicle, vanity wash hand basin and low level WC, tiled walls, clad ceiling with inset ceiling downlights.

### OUTSIDE

Lawned garden with shrub borders and block paved driveway with parking to two vehicles to the front. Gate to side leading to block paved area and rear garden. Enclosed lawned garden with shrub borders and detached garage.

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### DISCLAIMER

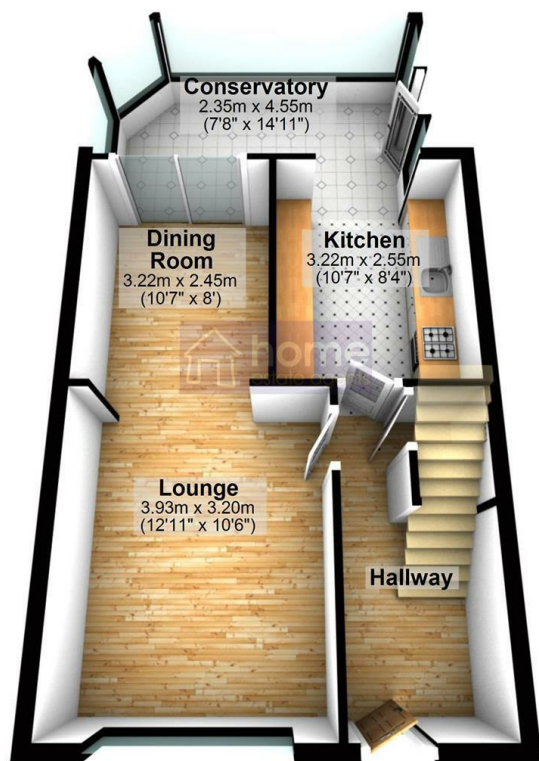
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are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

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**

