



Angel Close, Dukinfield, SK16 4XA

Offers over £265,000

Sumptuous living accommodation is afforded by this superbly presented three bedroom extended semi detached property located on this ever popular road and offering fantastic family sized accommodation of which only a full personal inspection will fully reveal.

The well planned and spacious accommodation has been well cared for and much improved by the present owners and briefly comprises: Entrance hallway, lovely bright and airy lounge and dining room, superbly sized and recently refitted contemporary fitted kitchen with many integrated appliances and a good sized conservatory. Whilst to the first floor there are three good sized bedrooms (All with fitted wardrobes) and a family bathroom/WC. To the outside the property boasts a driveway to the front providing parking for the family vehicle and a garden area whilst to the rear, is a lovely sized and well maintained rear garden with patio area. The property is double glazed and central heated ensuring that this property will appeal to even the most discerning of purchasers!

Impressive Property Throughout - Viewing Essential!



GROUND FLOOR

Porch

Composite double glazed front door and door to lounge.

Lounge/Dining Room

23'4" x 15'9" (7.12m x 4.81m)

Upvc double glazed bay window to front, open plan stairs to the first floor, ceiling cornices, fitted feature fire surround with living flame gas fire inset, TV aerial point, sliding patio doors to the conservatory, radiators.

Kitchen

16'10" x 7'9" (5.12m x 2.35m)

Impressive recently refitted kitchen fitted with a matching range of high gloss wall and base units with display unit and work surfaces over, inset sink and drainer with mixer tap, built in double oven, combination microwave, four ring electric hob with extractor hood over, integrated fridge/freezer, integrated wine cooler, integrated dishwasher, inset ceiling downlights, splashbacks, decorative floor, radiator.

Conservatory

Upvc double glazed windows, wooden flooring, Upvc double glazed door to the rear garden.

FIRST FLOOR

Landing

Upvc double glazed window to side, access to roof void.

Bedroom 1

14'5" x 8'11" (4.39m x 2.71m)

Upvc double glazed window to the front, matching range of fitted wardrobes and radiator.

Bedroom 2

8'8" x 8'11" (2.63m x 2.71m)

Upvc double glazed window to the rear, matching range of fitted wardrobes and radiator.

Bedroom 3

9'7" x 9'3" (2.93m x 2.83m)

Upvc double glazed window to the front, fitted wardrobe and radiator.

Bathroom

Newly fitted bathroom in white with panelled bath with mixer shower and bi fold door, vanity wash hand basin, low level WC, Upvc double glazed window to rear, tiled walls, heated towel rail.

OUTSIDE

Gardens & Driveway

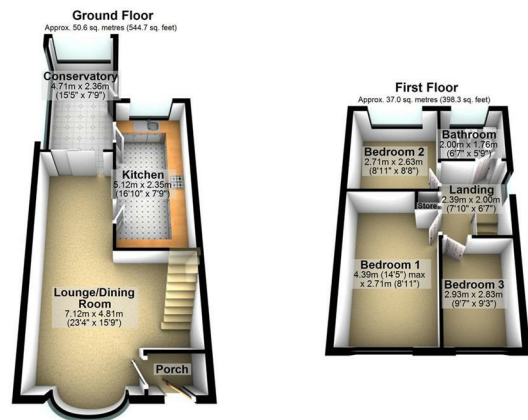
Superb gardens to both the front and rear with the front garden

having a paved driveway for the family vehicle leading to double wrought iron gates and access to the lovely rear garden which is mainly lawned with flower and herbaceous borders, mature bushes, Timber shed, paved patio area.

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/herself 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.



Total area: approx. 87.6 sq. metres (943.0 sq. feet)

