



Newbold  
Dukinfield, SK16 4SP  
Offers over £270,000

## Newbold Close, Dukinfield, SK16 4SP

Home Estate Agents are pleased to offer for sale this charming FOUR bedroom mid town house offering spacious accommodation across three well designed floors. Nestled in a convenient location, it enjoys close proximity to local schools, amenities, transport links and the serene surroundings of Dukinfield Park. The property is thoughtfully laid out to provide comfort and functionality for a growing family or those seeking ample living space.

\*\* Viewing Highly Recommended \*\*.

In brief the accommodation comprises: Entrance hall, bedrooms three and four, shower room and utility room to the ground floor. Lounge and kitchen/diner to the first floor. Master bedroom and bedroom two both with en-suite shower room. Driveway to front. Enclosed paved garden to rear with decked seating area and shrub borders.

### GROUND FLOOR

#### Hall

Radiator, stairs to first floor, door to storage cupboard, doors to:

#### Bedroom 4 / bar 16'0" x 8'2" (4.88m x 2.50m)

Double glazed window to front, built in bar, laminate flooring, radiator.

#### Utility Room 7'10" x 5'7" (2.39m x 1.70m)

Fitted with a matching range of base units, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for automatic washing machine, space for tumble dryer, radiator, door to outside.

#### Bedroom 3 7'10" x 8'8" (2.39m x 2.64m)

Double glazed window to rear, built in wardrobe, radiator.

#### Shower Room

Fitted with a three piece suite comprising tiled shower enclosure, wash hand basin and low-level WC, radiator.

### FIRST FLOOR

#### Landing

Stairs to second floor, doors to:

#### Lounge 12'8" x 14'7" (3.86m x 4.44m)

Two double glazed windows to front, laminate flooring, inset ceiling downlights, radiator.

#### Kitchen/Diner 7'10" x 14'7" (2.39m x 4.44m)

Two double glazed windows to rear, fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled walls, integrated fridge/freezer, built-in oven, built-in hob with extractor hood over, inset ceiling downlights, radiator.

### SECOND FLOOR

#### Landing

Doors to:

#### Master Bedroom 11'7" x 14'7" (3.52m x 4.44m)

Two double glazed windows to front, two sets of built-in double mirrored wardrobes, laminate flooring, radiator, door to:

#### En-suite Shower

Fitted with a three piece suite comprising tiled shower enclosure, vanity wash hand basin and low-level WC, tiled walls, radiator.

#### Bedroom 2 8'6" x 14'7" (2.60m x 4.44m)

Two double glazed windows to rear, built-in double mirrored wardrobe, laminate flooring, radiator, door to:

#### En-suite Shower Room

Fitted with a three piece suite comprising enclosed shower cubicle, vanity wash hand basin and low-level WC, tiled walls, radiator.

### OUTSIDE

Driveway to front. Enclosed paved garden to rear with decked seating area and shrub borders.

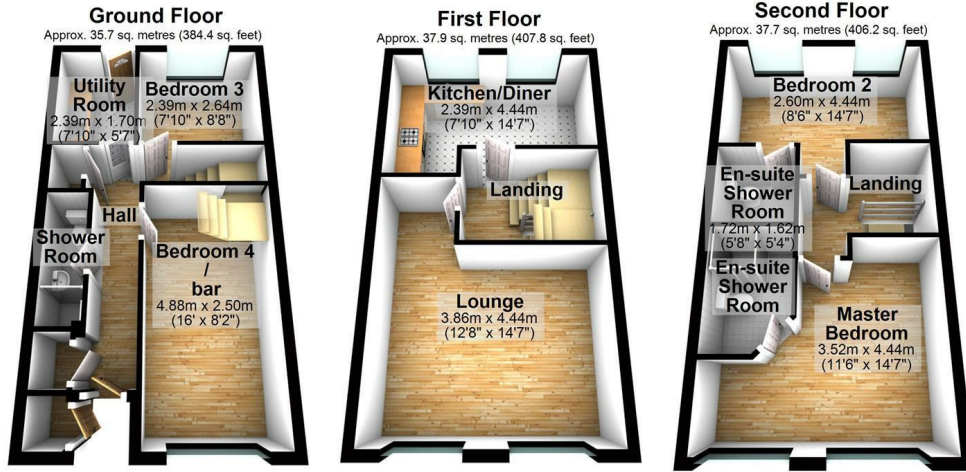
[www.homeea.co.uk](http://www.homeea.co.uk)

### 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.





Total area: approx. 111.3 sq. metres (1198.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>	<b>78</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

