



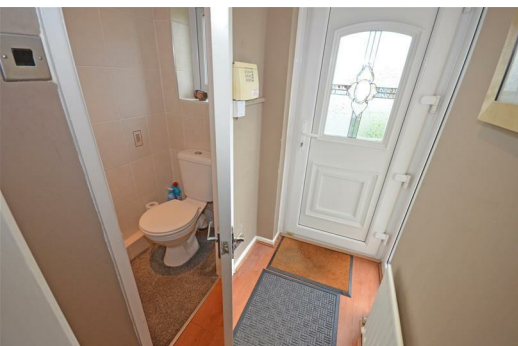
## **Rosewood Close, Richmond Park, Dukinfield, SK16 5RQ**

### **Offers in the region of £325,000**

Home Estate Agents are pleased to offer for sale this substantial and extended three bedroom detached property offering fantastic family sized accommodation of which only a full personal inspection will fully reveal.

The property has been well cared for and much improved by the present owners and has accommodation that briefly comprises: To the ground floor, entrance hallway, downstairs cloakroom, large lounge through to the dining room, which in turn opens to the conservatory, second third reception room (formerly the garage) and a large recently fitted dining kitchen with utility room. To the first floor there are three good sized bedrooms all with fitted wardrobes, and a family bathroom/WC. To the outside the property has a driveway to the front providing parking for two vehicles and a good sized garden area, whilst to the rear is an excellent sized garden laid to lawn with good sized patio area and paved side garden walkway to the side. The property is further complemented by Upvc double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers.

Chain Free - Viewing Highly Recommended!



## GROUND FLOOR

### Hall

Upvc double glazed front door, Upvc double glazed window to side, doors to cloakroom and lounge.

### Cloakroom

Vanity wash hand basin, low level WC, Upvc double glazed window to front., tiled walls.

### Lounge

14'1" x 15'11" (4.28m x 4.84m)

Upvc double glazed window to front, laminate wooden floor, open plan stair case to the first floor, fitted feature fire surround with fire inset, arch to dining room, radiator.

### Dining Room

9'9" x 7'5" (2.97m x 2.26m)

Sliding patio doors to the conservatory, radiator.

### Conservatory

Upvc double glazed, tiled floor and door to rear garden.

### Reception Room

11'10" x 7'10" (3.61m x 2.38m)

Upvc double glazed window to front, laminate wooden floor and radiator.

### Kitchen/Breakfast Room

9'9" x 16'3" (2.97m x 4.96m)

Excellent sized recently fitted dining kitchen with an extensive range of matching base and wall units incorporating a single drainer sink unit with mixer tap and worksurfaces over, central island with integrated microwave, fitted four ring electric hob with extractor hood over and breakfast bar seating, double electric oven, integrated fridge/freezer, tiled floor, inset ceiling spot lights, Upvc double glazed windows to the rear, Upvc double glazed door to the rear garden, under stairs storage cupboard, personal door to the utility room and radiator.

### Utility Room

4'6" x 7'10" (1.37m x 2.38m)

Upvc double glazed window to side, plumbing for automatic washing machine.

## FIRST FLOOR

### Landing

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

### Bedroom 1

12'10" x 9'7" (3.90m x 2.93m)

Matching range of fitted wardrobes, laminate wooden floor, Upvc double glazed window to front and radiator.

### Bedroom 2

11'0" x 8'10" (3.35m x 2.70m)

Matching range of fitted wardrobes, laminate wooden floor, Upvc double glazed window to rear and radiator.

### Bedroom 3

7'9" x 7'1" (2.36m x 2.15m)

Matching range of fitted wardrobes, laminate wooden floor, Upvc double glazed window to front and radiator.

### Bathroom/WC

Contemporary fitted bathroom with shower and rain shower, vanity wash hand basin, low level WC, Upvc double glazed window to rear, tiled walls, heated towel rail.

## OUTSIDE

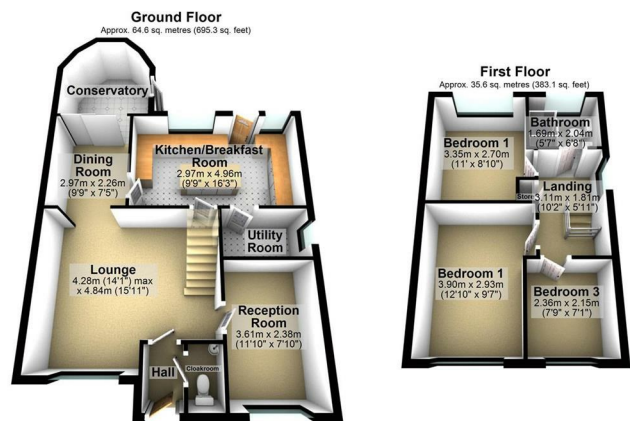
### Gardens & Driveway

To the outside of the property has a driveway to the front providing parking for two vehicles and a good sized garden area, whilst to the rear is an excellent sized garden laid to lawn with good sized patio area and paved side garden walkway to the side.

## 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. 100.2 sq. metres (1078.4 sq. feet)

