



Warwick Close
Dukinfield, SK16 5SD

Offers over £239,950

Home Estate Agents are thrilled to offer for sale this very well presented two bedroom end mews property nestled in the sought after Richmond Park development in Dukinfield. This lovely home offers a perfect blend of comfort and style, boasting a spacious and light-filled open plan kitchen, family room/dining area. The inviting ambiance is further enhanced by French doors that seamlessly connect the interior to the rear garden. Situated in a peaceful cul-de-sac, this residence provides a tranquil living environment while remaining conveniently close to local schools, amenities, and transport links. The property is designed to meet the needs of modern living, with a well-thought-out layout that maximizes space and functionality. The exterior of the property is equally impressive, with parking available to the front for convenience. The rear garden is a private oasis, enclosed and well-maintained, offering a delightful mix of decking, lawn area, and a paved patio seating area. This outdoor space provides an ideal setting for al fresco dining, entertaining, or simply unwinding after a long day. Don't miss the opportunity to make this property your home. ****Viewing Highly Recommended****

In brief the accommodation comprises of: Entrance vestibule, lounge, kitchen and family room/dining room to the ground floor. Two bedrooms and bathroom to the first floor. Driveway to the front of the property providing ample off road parking. Enclosed well maintained garden to the rear, perfect for entertaining.



GROUND FLOOR

Entrance Vestibule

Door to front, double glazed window to side, radiator, door to:

Lounge 13'0" x 16'4" (3.96m x 4.97m)

Double glazed bay window to front, radiator, stairs to first floor, door to storage cupboard, door to:

Kitchen 7'10" x 13'6" (2.38m x 4.11m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer, built-in eye level oven, built-in hob with extractor hood over, radiator, open plan to:

Family Room / Diningroom 8'6" x 13'6" (2.59m x 4.11m)

Double glazed window to side, double glazed windows to rear, two ceiling skylights, radiator, double glazed French doors leading out to rear garden.

FIRST FLOOR

Landing

Doors to:

Bedroom 1 11'0" x 13'3" (3.35m x 4.05m)

Double glazed window to front, radiator.

Bedroom 2 9'11" x 7'9" (3.01m x 2.36m)

Double glazed window to rear, radiator.

Bathroom 6'6" x 6'6" (1.97m x 1.98m)

Three piece suite comprising bath with shower over, wash hand basin and low-level WC, double glazed window to rear, heated towel rail.

OUTSIDE

Double driveway to the front of the property. Enclosed garden to the rear with decking and steps leading up to small lawn area with paved patio seating 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

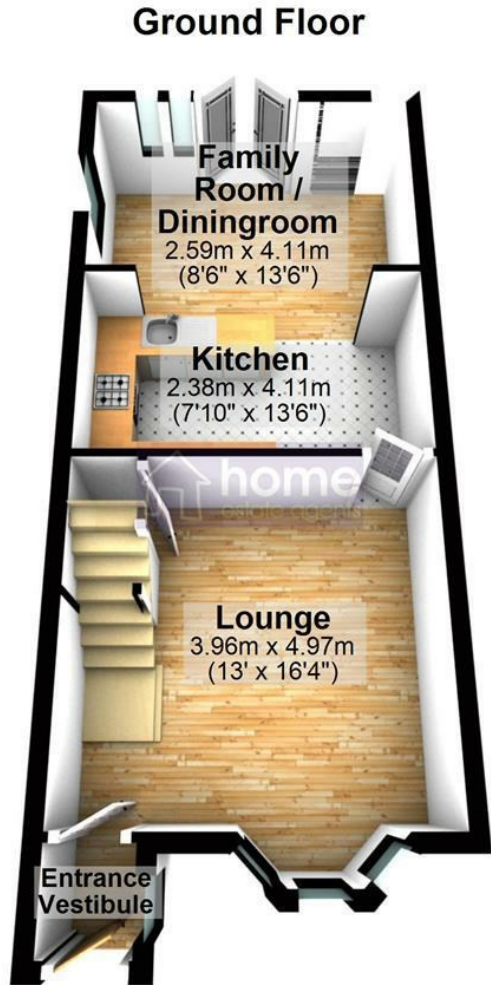
purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC