



Old Road
Dukinfield, SK16 4EN

Offers over £269,000

Step into modern living with this beautifully refurbished three-bedroom semi-detached home located in a popular area of Dukinfield. Boasting a contemporary design and thoughtful upgrades, this property is a perfect blend of style and functionality.

Upon entering, you're greeted by a welcoming ambiance and contemporary decor throughout. The generously sized living room, provides ample space for relaxation and entertainment which seamlessly flows into a high-quality kitchen, featuring a breakfast bar/island unit with cupboards underneath. The ground floor also benefits from a conservatory offering an ideal spot to enjoy the outdoor views. The property also features a stunning contemporary fully tiled shower room and three well appointed bedrooms providing flexibility for the growing family or those in need of a home office

Convenience is paramount with a driveway providing off-road parking, while a manicured lawn garden at the front enhances the property's curb appeal. Additionally, a detached garage offers secure parking or valuable storage space for your convenience. Stepping into the rear, a paved patio area awaits, ideal for alfresco dining or simply soaking up the sun. Beyond lies a well-maintained lawn, offering ample space for outdoor activities or gardening enthusiasts. Furthermore, there's additional garden space situated at the rear of the garage, providing further possibilities for outdoor enjoyment or potential expansion. Conveniently located close to local amenities and transport links whilst Dukinfield Park is also nearby, providing residents with picturesque green spaces and leisure opportunities.

In brief the accommodation comprises of: Hallway, lounge, kitchen and conservatory to the ground floor. Three bedrooms and shower room to the first floor. Lawned garden and driveway to the front. Detached garage, enclosed garden to the rear.



GROUND FLOOR

Hallway

Door to side, double glazed window to front, double glazed window to side, radiator, stairs to first floor, open to:

Lounge 13'6" x 14'1" (4.12m x 4.29m)

Double glazed bow window to front, radiator, door to under stairs storage, open plan to:

Kitchen 9'1" x 17'1" (2.76m x 5.21m)

Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar with cupboards under, inset sink and drainer with mixer tap, tiled splashbacks, integrated dishwasher, integrated washing machine, space for fridge/freezer, built-in oven, built-in induction hob with extractor hood over, double glazed window to rear, radiator, double glazed sliding door leading to:

Conservatory

Double glazed windows to sides, radiator, double glazed French doors leading out to rear garden.

FIRST FLOOR

Landing

Double glazed window to side, loft access, doors leading to:

Bedroom 1 9'11" x 10'10" (3.03m x 3.30m)

Double glazed window to rear, radiator, fitted wardrobes.

Bedroom 2 12'7" x 10'10" (3.84m x 3.30m)

Double glazed window to front, radiator.

Bedroom 3 7'0" x 7'7" (2.13m x 2.32m)

Double glazed window to front, radiator.

Shower Room 5'9" x 5'9" (1.76m x 1.76m)

Three piece suite comprising tiled shower enclosure, vanity wash hand basin and low-level WC, double glazed window to rear, tiled walls, tiled floor.

OUTSIDE

Lawned garden to the front of the property with driveway and gated access leading to the detached garage. Enclosed garden to the rear with paved patio, lawn area, planted borders and further garden area beyond the garage.

DISCLAIMER

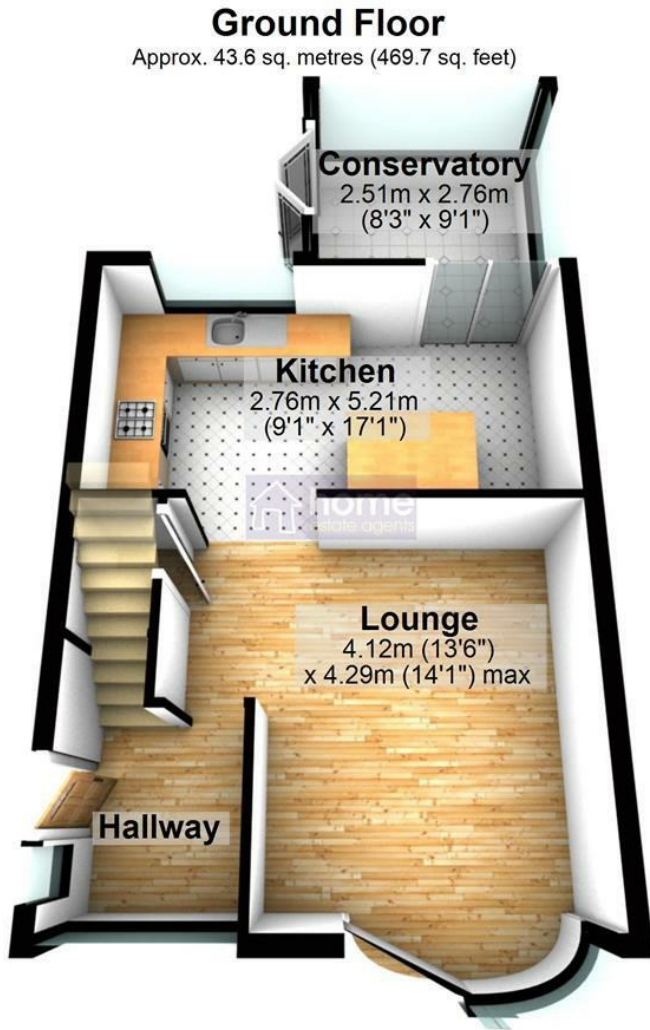
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Total area: approx. 80.0 sq. metres (860.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	65	
(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		
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