



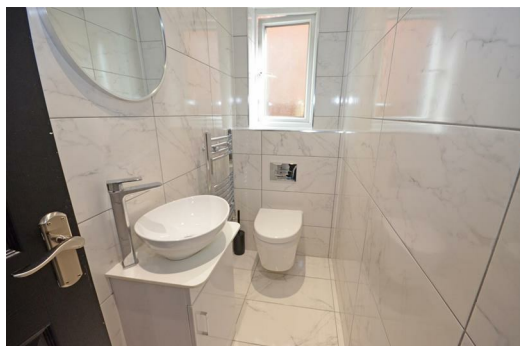
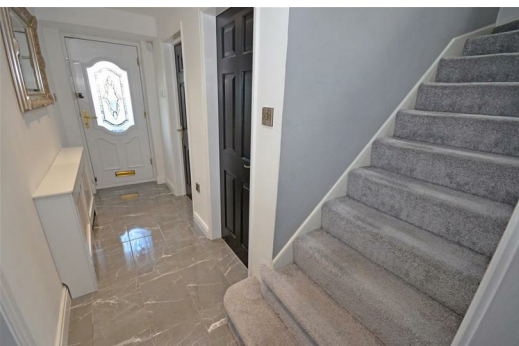
## Ashridge Drive, Dukinfield, SK16 4HU

**Price £425,000**

Ideally located at the start of a quiet cul de sac is this immaculate and substantial family sized four bedroom detached property located on a good sized corner plot and offering ready to move into accommodation of which only a full personal inspection will fully reveal.

Rarely available are homes on this cul de sac and it is sure to receive a high level of interest situated on a good sized plot with parking for four/five vehicles and excellent sized gardens. The property has been well cared for and much improved by the present owners with accommodation that briefly comprises to the ground floor: Entrance hallway, utility room and cloakroom, lounge with feature media wall, fantastic sized open plan dining and newly fitted kitchen and a good sized conservatory. To the first floor there are four good sized bedrooms (en Suite Shower Room to Bedroom 1) and a family bathroom with Jacuzzi bath and WC. To the outside as previously mentioned the property lies on a corner plot with good sized gardens to three sides and fantastic block paved driveway providing parking for four/five plus vehicles if required. The property is Upvc double glazed and gas central heated thus ensuring that this property will appeal to even the most discerning of purchasers.

**Fantastic Family Sized Accommodation - View Early to Avoid Disappointment!**



## GROUND FLOOR

### Hall

Upvc double glazed front door, ceramic tiled flooring, stairs to the first floor and radiator.

### Cloakroom

Wall mounted low level WC, vanity wash hand basin, ceramic tiled floor and walls, window to side, heated towel rail.

### Lounge

18'10" x 11'11" (5.73m x 3.63m)

Large window to front, media wall with integrated living flame effect fireplace and integrated spot light, ceramic tiled floor, inset ceiling spot lights, double doors to open plan dining room and kitchen, radiator.

### Open Plan Living/Kitchen

11'2" x 24'6" (3.41m x 7.46m)

Fantastic large and contemporary fitted dining kitchen with an extensive range of matching high gloss base and wall units incorporating a single drainer sink unit and work tops over, fitted four ring electric hob with extractor hood above, electric oven with multi use microwave above, integrated dishwasher, space for American style fridge and freezer, inset ceiling spot lights, Upvc double glazed window to the rear, sliding doors to the conservatory, under stairs storage cupboard, double doors to lounge and door to the hallway, ceramic tiled floor, gas central heating boiler, part tiled walls and radiator.

### Conservatory

Upvc double glazed with double opening doors to the rear patio area, wooden flooring and radiator.

### Utility Room

10'4" x 8'2" (3.16m x 2.50m)

Plumbing and space for automatic washing machine and dryer, laminate wooden floor, door to the side elevation.

## FIRST FLOOR

### Landing

Window to the side, access to the part boarded loft space and radiator.

### Bedroom 1

16'10" x 11'11" (5.12m x 3.63m)

Matching range of fitted wardrobes, top boxes and drawer units, window to front, radiator.

### En-suite Shower Room

Fitted corner shower cubicle with mixer shower, wash hand basin, low level WC, Upvc double glazed window to the front, tiled floor and heated towel rail.

### Bedroom 2

11'2" x 11'11" (3.41m x 3.63m)

Matching range of fitted wardrobes and top boxes, window to rear and radiator.

### Bedroom 3

11'11" x 8'2" (3.62m x 2.50m)

Matching range of fitted wardrobes and top boxes, window to front and radiator.

### Bedroom 4

7'5" x 8'5" (2.26m x 2.57m)

Window to rear, radiator.

## Bathroom

Contemporary bathroom suite in white comprising panelled Jacuzzi bath with mixer shower and shower screen, vanity wash hand basin, low level WC, ceramic tiled floor and walls, heated towel rail and Upvc double glazed window to the rear.

## OUTSIDE

### Gardens & Driveway

To the outside as previously mentioned the property lies on a corner plot with good sized gardens to three sides and fantastic block paved driveway providing parking for four/five plus vehicles if required.

## 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.

