

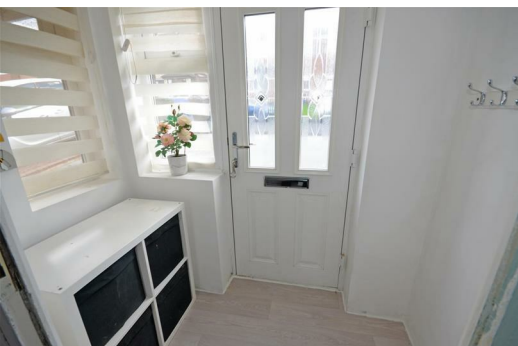


Sunbury Close, Dukinfield, SK16 5HP
Offers over £235,000

Impressive views to the rear are afforded by this fantastic extended three bedroom semi detached property occupying a pleasant and elevated position in this sought after cul de sac location in Dukinfield.

Offering ready to move into accommodation the well planned and deceptively spacious accommodation has been well cared for and improved by the present owners and briefly comprises: Entrance porch, entrance hallway, lounge, dining room/home office or occasional bedroom and a superbly sized fitted dining/breakfast kitchen to the ground floor. Whilst to the first floor there are three good sized bedrooms and a bathroom/WC with Spa bath. To the outside the property has a lovely decorative recently finished resin driveway enabling parking for two/three vehicles. Whilst to the rear is a garden set over two tiers affording excellent long range views. 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.

Quiet Cul De Sac Location - Popular Location - Viewing Highly Recommended!



GROUND FLOOR

Porch

Composite front door and door to lounge, laminate wooden floor, double glazed windows to front and side.

Hall

Stairs to the first floor and open plan to the lounge.

Lounge

13'1" x 14'2" (3.99m x 4.33m)

Upvc double glazed window to front, TV aerial point, opening to dining kitchen, under stairs storage and radiator.

Dining Room/Home Office/Occasional Bedroom

11'10" x 7'1" (3.60m x 2.15m)

Sky light window, inset ceiling spot lights, radiator.

Kitchen/Dining Room

8'4" x 17'10" (2.55m x 5.43m)

Fantastically sized fitted dining/breakfast kitchen with a matching range of base and wall units with a single drainer sink unit with work tops over, part tiled walls, breakfast bar., fitted four ring electric hob with extractor hood above, electric oven below, space for fridge freezer, Upvc double glazed window to the rear, archway to the lounge, Upvc double glazed sliding patio doors to the rear garden patio area, laminate floor and radiator.

FIRST FLOOR

Landing

Access to roof void, double glazed window to side.

Bedroom 1

11'5" x 11'9" (3.48m x 3.58m)

Upvc double glazed window to front, TV aerial point, radiator.

Bedroom 2

10'0" x 11'9" (3.06m x 3.58m)

Upvc double glazed window to rear with long range views, radiator.

Bedroom 3

8'6" x 7'5" (2.58m x 2.25m)

Upvc double glazed window to front, radiator.

Bathroom/WC

Contemporary bathroom suite with jacuzzi bath with mixer shower over and shower screen, pedestal wash hand basin low level WC, tiled floor and walls, Upvc double glazed window to rear and radiator.

Gardens & Driveway

To the outside the property has a lovely decorative recently finished resin driveway enabling parking for two/three

vehicles. Whilst to the rear is a garden set over two tiers with decked patio, access to rear storage cupboard and affording excellent long range views.

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.

