



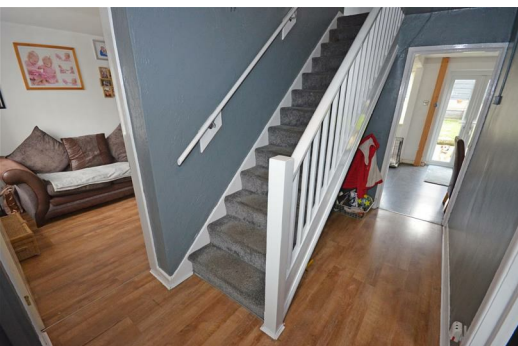
## Queensway, Dukinfield, SK16 5BX

**Offers over £300,000**

Fantastic family sized accommodation is afforded by this well presented five bedroom extended semi detached property offering ready to move into accommodation of which only a full personal inspection will fully reveal.

The well planned and spacious accommodation has been well cared for and much improved by the present owners and briefly comprises to the ground floor, entrance hallway, superb light and airy lounge, excellent sized second reception room, superb open plan fitted dining kitchen with patio doors to the rear patio and a separate utility room. Whilst to the first floor there are five excellent sized bedrooms and a four piece family bathroom/WC. To the outside the property boasts gardens to both the front and rear with the front garden boasting parking for several vehicles. The property further benefits from Upvc double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers.

Impressive sized property located at end of of a quiet cul de sac - Viewing Recommended!



## GROUND FLOOR

### Hall

Composite front door, laminate wooden floor, stairs to the first floor.

### Lounge

11'10" x 12'10" (3.61m x 3.92m)

Upvc double glazed bay window to front, laminate wooden floor, fitted feature fire surround with fire inset, ceiling cornices, dado rail, TV aerial point and radiator.

### Reception Room

16'2" x 8'9" (4.93m x 2.66m)

Double glazed window to front, laminate wooden floor, radiator.

### Kitchen/Dining Room

10'0" x 19'3" (3.04m x 5.87m)

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, space for fridge/freezer, built-in eye level oven, built-in hob with extractor hood over, double glazed window to rear, patio doors to the rear garden, gas central heating boiler and radiator.

### Utility Room

5'8" x 8'9" (1.72m x 2.66m)

Upvc double glazed window to rear, plumbing and space for automatic washing machine.

## FIRST FLOOR

### Landing

Door.

### Bedroom 1

12'6" x 10'6" (3.81m x 3.19m)

Upvc double glazed window to the front and radiator.

### Bedroom 2

10'1" x 10'3" (3.07m x 3.13m)

Upvc double glazed window to the rear and radiator.

### Bedroom 3

10'8" x 8'9" (3.25m x 2.66m)

Upvc double glazed window to the front and radiator.

### Bedroom 4

11'2" x 8'9" (3.40m x 2.66m)

Upvc double glazed window to the rear and radiator.

### Bedroom 5

8'11" x 8'6" (2.71m x 2.58m)

Upvc double glazed window to the front and radiator.

## Bathroom/WC

Excellent sized four piece bathroom suite in white comprising: Panelled bathroom, separate shower cubicle, vanity wash hand basin, low level WC, tiled walls and heated towel rail.

## OUTSIDE

### Gardens & Driveway

To the outside the property boasts gardens to both the front and rear with the front garden boasting parking for several vehicles.

## 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/herself 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.

