



## Jeffreys Drive, Dukinfield, SK16 4BZ

**Price £220,000**

Located on an excellently sized plot is this three bedroom semi detached property ideally offering fantastic family sized living accommodation of which only a full personal inspection will fully reveal.

The well planned and spacious accommodation is ideally located close to all local amenities and transport links and only a full personal inspection will fully reveal accommodation that briefly comprises to the ground floor: Entrance hallway, lounge, dining room with patio doors to the rear garden and a fitted kitchen. Whilst to the first floor there are three good sized bedrooms a bathroom/WC. To the outside the property boasts excellent sized gardens to three sides with detached garage and potential parking for several vehicles, the property further benefits from double glazing and central heating ensuring that this property will appeal to even the most discerning of purchasers.

Popular Location - Viewing Highly Recommended.



## GROUND FLOOR

### Hall

Upvc double glazed front door, laminate wooden floor, stairs to the first floor and radiator.

### Lounge

13'7" x 12'4" (4.15m x 3.76m)

Upvc double glazed window to front, fitted feature fire surround with fire inset, TV aerial point, laminate wooden floor, ceiling cornices, opening to the dining room, meter cupboard and radiator

### Dining Room

10'5" x 8'4" (3.18m x 2.54m)

Sliding patio doors to the rear garden, laminate wooden floor and radiator.

### Kitchen

10'5" x 7'2" (3.18m x 2.19m)

Fitted with a matching range of base and wall units incorporating a single drainer sink unit and work tops over, fitted four ring electric hob with extractor hood above and electric oven, plumbing for washing machine, Upvc double glazed window to the side and rear, tiled floor, gas central heating boiler, part tiled walls, Upvc double glazed door to the rear garden.

## FIRST FLOOR

### Landing

Double glazed window to side, access to roof void.

### Bedroom 1

13'0" x 8'10" (3.97m x 2.68m)

Double glazed window to front, fitted recess wardrobes and radiator.

### Bedroom 2

10'5" x 9'4" (3.18m x 2.84m)

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

### Bedroom 3

10'0" x 6'9" (3.06m x 2.05m)

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

### Bathroom/WC

Panelled bath with shower curtain and electric shower, vanity wash hand basin, low level WC, Upvc double glazed window to rear, radiator.

## OUTSIDE

### Gardens & Driveway

To the outside the property boasts excellent sized gardens to

three sides with detached garage and potential parking for several vehicles. To the the front is a lawned garden with paved driveway leading to double wrought iron gates with potential further parking beyond and leading to the rear garden which again is lawned with block drive leading to the garage, fenced boundaries.

### Garage

15'4 x 8'5 (4.67m x 2.57m)

Up and over door

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