



Brownville Grove
Dukinfield, SK16 5AS

Offers over £299,950

Discover this ideal family home nestled at the head of a cul-de-sac, offering both privacy and a generous plot. This four bedroom semi-detached property features a large rear garden, perfect for outdoor activities and entertaining. On the ground floor, the home welcomes you with a porch leading into a spacious, ideal for relaxation and family gatherings. Adjacent to the lounge is the dining room, perfect for family meals and entertaining guests. The well-equipped kitchen provides ample storage and counter space, making meal preparation a breeze. The first floor boasts four bedrooms, three of which are doubles, offering plenty of space for a growing family. A modern family bathroom completes this level. Externally, the property benefits from a block paved driveway at the front, providing ample parking space and leading to a detached garage. The garage has been thoughtfully split into two sections, one of which serves as a functional office room, ideal for remote work or a home business. The large rear garden is mainly laid to lawn, providing a great space for children to play and for entertaining. Situated close to local schools, nearby amenities ensure all your daily needs are met, while excellent transport links offer easy commuting. The proximity to playing fields provides perfect opportunities for recreational activities and outdoor fun.

This property is a perfect choice for a growing family, offering spacious living in a peaceful location with all essential amenities within reach. Don't miss the opportunity to make this your family's new home! ****Viewing Highly Recommended****



GROUND FLOOR

Porch

Double doors to the front, door leading to:

Hall

Radiator, stairs leading to first floor, door leading to:

Lounge 14'10" x 14'0" (4.53m x 4.26m)

Double glazed box window to front, feature fireplace with inset fire, radiator, door leading to:

Dining Room 9'10" x 17'1" (3.00m x 5.21m)

Double glazed patio door leading out to rear garden, radiator, door leading to:

Kitchen 9'10" x 10'6" (3.00m x 3.20m)

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, space for freezer, space for cooker, double glazed window to rear, double glazed window to front, door leading out to rear garden.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1 12'0" x 9'10" (3.66m x 3.00m)

Double glazed window to front, radiator.

Bedroom 2 11'0" x 10'8" (3.35m x 3.25m)

Double glazed window to rear, radiator.

Bedroom 3 9'9" x 10'6" (2.97m x 3.20m)

Double glazed window to rear, radiator.

Bedroom 4 7'7" x 10'0" (2.32m x 3.06m)

Double glazed window to front, radiator.

Bathroom 7'5" x 6'0" (2.25m x 1.83m)

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, heated towel rail, double glazed window to rear.

OUTSIDE

Block paved driveway to the front, leading to the garage. Enclosed good sized garden to the rear mainly laid to lawn.

Garage

9'7" x 11'10" (2.91m x 3.60m)

Up and over door, double glazed window to side.

Office

9'0" x 9'0" (2.74m x 2.74m)

Double glazed window to rear, door to side.

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.

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First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	68	
(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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