



Warwick Close, Dukinfield, SK16 5SD

Offers over £225,000

Welcome to this charming two-bedroom semi-detached home, ideal for first-time buyers or young families. Located on the popular Richmond Park Estate in Dukinfield, this property is close to local schools, amenities, and transport links, offering convenience and comfort.

On the ground floor, the welcoming entrance porch leads to a spacious and inviting lounge, perfect for relaxing and entertaining. The modern kitchen, complete with ample dining space, is ideal for family meals and gatherings.

The first floor features two good-sized bedrooms providing comfortable living space and a contemporary shower room equipped with essential fixtures.

The exterior of this lovely property is designed for both practicality and enjoyment. At the front, the property features an artificial lawn, enhancing curb appeal and requiring minimal maintenance. The driveway provides parking space for two vehicles, ensuring convenience for homeowners and visitors alike. The rear garden is a private oasis, enclosed and low-maintenance, featuring a paved patio, artificial lawn, and a decked area. This outdoor space is perfect for alfresco dining, gardening, or simply relaxing in the fresh air.

This delightful home offers a perfect blend of modern living and practical design, making it an excellent choice for those looking to start their homeownership journey or for young families seeking a comfortable and welcoming environment. Don't miss the opportunity to make this lovely property your new home. ****Viewing Highly Recommended****



GROUND FLOOR

Porch

Composite door to front, wood and glazed door to:

Lounge

14'8" x 11'9" (4.47m x 3.58m)

Double glazed bay window to front, feature fireplace and surround with inset fire, inset ceiling downlights, laminate flooring, radiator, stairs to first floor, wood and glazed door to:

Kitchen/Dining Room

11'0" x 11'9" (3.35m x 3.58m)

Double glazed window to rear, fitted with a matching range of base and eye level units with worktop space and splashbacks, inset sink with mixer tap, integrated fridge/freezer, dishwasher and washing machine, built-in double oven, built-in hob with extractor hood over, radiator, French doors to rear garden.

FIRST FLOOR

Landing

Doors to:

Master Bedroom

11'3" x 11'9" (3.42m x 3.58m)

Double glazed window to front, fitted with a range of built in bedroom furniture, radiator.

Bedroom 2

10'10" x 6'7" (3.31m x 2.01m)

Double glazed window to rear, radiator.

Shower Room

Double glazed window to rear, fitted with a modern suite comprising enclosed shower cubicle with thermostatic rainfall shower, vanity wash hand basin and low level WC, tiled walls, inset ceiling downlights, heated towel radiator.

OUTSIDE

Artificial lawn to front with driveway parking for two vehicles. Enclosed low maintenance garden to rear with paved patio, artificial lawn and decked area.

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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.

