



Laycock Drive, Dukinfield, SK16 5DW

Offers over £230,000

Ideally located in this popular part of Dukinfield is this three bedroom semi detached property offering family sized accommodation of which only a full personal inspection will fully reveal.

The property offers good sized family living accommodation and is situated in the sought after area of Dukinfield, close to Dukinfield golf club, schools and local amenities and has well planned accommodation that briefly comprises: Entrance porch, bright and airy lounge with open plan stairs to the first floor and a good sized fitted dining/kitchen to the ground floor, To the first floor there are three bedrooms and shower room/WC. To the outside the property has a driveway for three/four cars, detached garage and gardens to the front and rear with a good sized lawned garden to the rear. The property further benefits from Upvc double glazing and gas central heating and only a full personal inspection will fully reveal the accommodation that is on offer!

CHAIN FREE! View Early to Avoid Disappointment!



GROUND FLOOR

Porch

Upvc double glazed front door and windows the front and side, door to lounge.

Lounge

9'11" x 14'9" (3.03m x 4.50m)

Upvc double glazed window to front, open plan stairs to the first floor, fitted fire and radiator.

Kitchen/Dining Room

9'5" x 14'9" (2.87m x 4.50m)

Fitted with a matching range of base and wall units incorporating a single drainer sink unit and work tops over, space for fridge freezer, plumbing and space for automatic washing machine, space for cooker, Upvc double glazed windows to the rear, Upvc double glazed door to the rear garden, dining area, gas central heating boiler and radiator.

FIRST FLOOR

Landing

Upvc double glazed window to the side elevation

Bedroom 1

10'3" x 8'4" (3.12m x 2.54m)

Upvc double glazed window to front, fitted wardrobes and radiator.

Bedroom 2

9'1" x 8'4" (2.78m x 2.54m)

Upvc double glazed window to rear, fitted wardrobes and radiator.

Bedroom 3

7'6" x 6'1" (2.28m x 1.86m)

Upvc double glazed window to front, storage cupboard and radiator.

Shower Room/WC

Fitted shower cubicle with shower, pedestal wash hand basin, low level WC, Upvc double glazed window to rear and heated towel rail.

OUTSIDE

Garage

15'5" x 8'5" (4.70m x 2.57m)

Up and over door

Gardens & Driveway

To the front is an excellent sized imprinted concrete driveway providing potential parking of several vehicles, lawned garden with flower borders, whilst to the rear is a good sized garden laid mainly to lawn with flower and herbaceous borders, fenced boundaries.

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.

