



Birtles Close  
Dukinfield, SK16 5RZ

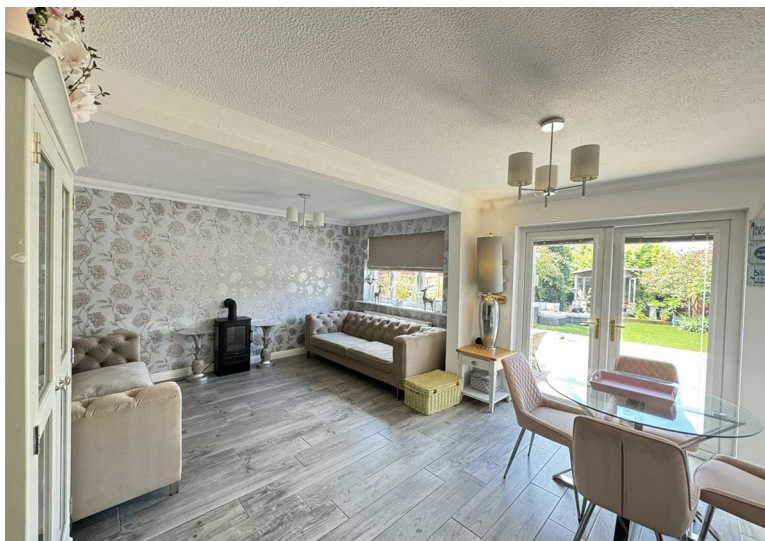
Offers over £475,000



This stunning detached family home offers substantial family-sized accommodation, located in the popular Richmond Park estate in Dukinfield. Conveniently situated close to local schools, amenities, and transport links, this home is perfect for families seeking both comfort and convenience.

Upon entering, you are welcomed into a warm and inviting lounge, ideal for relaxing and entertaining. Adjacent to the lounge is a versatile office, perfect for those who work from home or require a quiet study space. The highlight of the ground floor is the spacious kitchen dining room, which features modern fittings and ample space for family meals and gatherings. French doors open out to the beautifully landscaped rear garden, enhancing the indoor-outdoor flow. Additional practical features on the ground floor include a utility room and a convenient WC. The first floor boasts a spacious master bedroom with a luxurious ensuite bathroom, providing a private retreat for the homeowners. Two further generously-sized bedrooms offer ample space for children or guests, and the family bathroom is tastefully designed with contemporary fixtures. Outside, the property benefits from a large driveway at the front, offering parking for several vehicles and leading to a garage. An electric car charger is also installed, catering to eco-conscious homeowners. Gated access to the rear ensures security and privacy. The enclosed rear garden is a true haven, featuring a spacious paved patio area perfect for outdoor dining and entertaining. Beyond the patio, an artificial lawn provides a low-maintenance green space, while a decking area offers additional space for relaxation. Planted borders add a touch of nature and color, creating a serene and picturesque environment.

This exceptional home combines practical features with elegant design, making it an ideal choice for modern family living. **\*\*Viewing Highly Recommended\*\***





## GROUND FLOOR

### Hall

Door to front, radiator, stairs leading to first floor, doors leading to:

**Lounge** 17'8" x 11'9" (5.38m x 3.58m)  
Double glazed box window to front, feature fireplace, radiator.

**Office** 15'0" x 7'7" (4.56m x 2.31m)  
Double glazed window to front, radiator.

**Kitchen/Dining Room** 18'4" x 28'2" (5.60m x 8.59m)  
Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, tiled splashbacks, integrated dishwasher, space for fridge/freezer, built-in eye level double oven, built-in hob with extractor hood over, two double glazed windows to rear, three radiators, double glazed French doors leading out to rear garden, door to storage cupboard, door leading to:

**Utility** 6'0" x 6'0" (1.84m x 1.83m)  
Plumbing for washing machine, space for tumble dryer, radiator, door leading out to rear, door leading to:

**WC**  
Two piece suite comprising, wash hand basin and low-level WC.

## FIRST FLOOR

### Landing

Doors leading to:

**Master Bedroom** 13'11" x 17'8" (4.23m x 5.38m)  
Three double glazed windows to front, two radiators, built-in wardrobes, door leading to:

### En-suite

Three piece suite comprising wash hand basin, shower enclosure and low-level WC, tiled walls, double glazed window to side, heated towel rail.

**Bedroom 2** 11'9" x 10'6" (3.57m x 3.19m)  
Double glazed window to rear, radiator.

**Bedroom 3** 11'9" x 6'10" (3.57m x 2.09m)  
Double glazed window to rear, radiator, fitted wardrobe.

**Bathroom** 5'8" x 7'3" (1.73m x 2.22m)  
Three piece suite comprising bath with shower over, vanity wash hand basin and low-level WC, tiled walls, double glazed window to side, heated towel rail.

## OUTSIDE

Large driveway to the front providing ample off road parking for several vehicles with electric car charging point. Gated access to rear. Good sized enclosed garden to the rear with spacious paved patio area leading to artificial lawn and decking area beyond with planted borders.

## Garage

Electric up and over door.

## 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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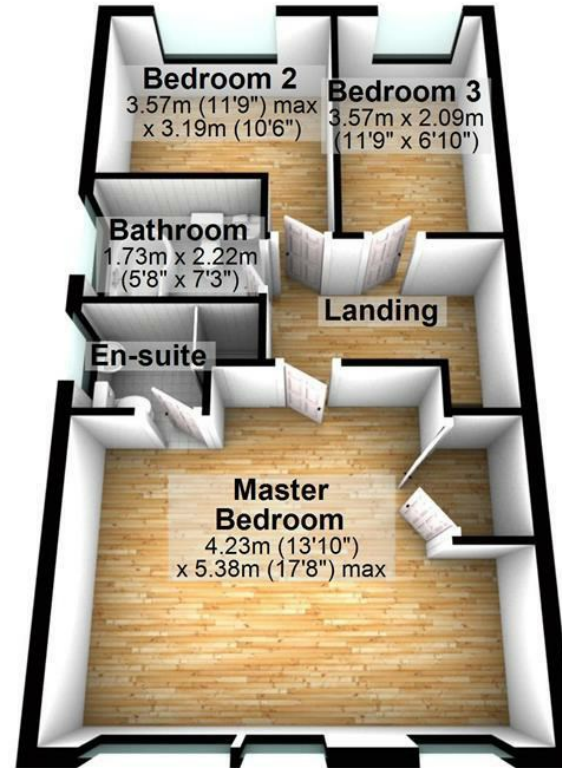




### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC