



Oval Drive
Dukinfield, SK16 4XB

Offers over £289,950

Presenting an immaculate extended three-bedroom semi-detached property, offering spacious family living accommodation in the popular area of Dukinfield. Nestled in a peaceful cul-de-sac, this home is conveniently located close to local schools, amenities, transport links, Dukinfield Park, and Dukinfield Cricket Club. The property exudes charm and modern comfort, making it an ideal family home.

The ground floor comprises a welcoming lounge, a modern kitchen equipped with high-quality fittings, a bright and airy dining room, and a conservatory that provides additional living space and overlooks the rear garden. The first floor features three well-proportioned bedrooms, each with ample natural light, and a contemporary family bathroom. Externally, the property is equally impressive. The front boasts a block-paved driveway providing off-road parking and a neatly maintained lawned garden. The enclosed rear garden is a private haven, featuring a paved patio seating area perfect for outdoor dining and entertaining, with steps leading up to a lush lawn area bordered by beautifully planted shrubs and flowers.

This home combines modern living with a convenient location, ensuring comfort and ease for its residents. It is ready to move into and enjoy, offering a perfect blend of style, space, and functionality for a growing family. ****Viewing Highly Recommended****



GROUND FLOOR

Porch

Brick built porch, double glazed window to front, door to side, radiator, door leading to:

Hallway

Radiator, stairs to first floor, door leading to:

Lounge 14'7" x 8'0" (4.45m x 2.45m)

Double glazed bow window to front, feature fireplace and surround with inset Living Flame fire, radiator, door to understairs cupboard, door leading to:

Kitchen 15'7" x 8'0" (4.75m x 2.45m)

Double glazed window to side, double glazed window to rear, fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, inset ceiling downlights, radiator, open plan to:

Dining Room 11'0" x 7'10" (3.35m x 2.40m)

Radiator, double doors leading to:

Conservatory 11'0" x 10'7" (3.36m x 3.25m)

Brick built base, double glazed windows to sides, radiator, inset ceiling downlights, double glazed French doors leading to rear garden.

FIRST FLOOR

Landing

Double glazed window to side, doors leading to:

Master Bedroom 12'6" x 9'1" (3.80m x 2.77m)

Double glazed window to front, built-in bedroom furniture to include wardrobes, overbed storage and dressing table, radiator.

Bedroom 2 10'3" x 9'0" (3.13m x 2.74m)

Double glazed window to rear, built in bedroom furniture to include wardrobes and drawers, radiator.

Bedroom 3 9'2" x 6'10" (2.79m x 2.08m)

Double glazed window to front, radiator.

Bathroom

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

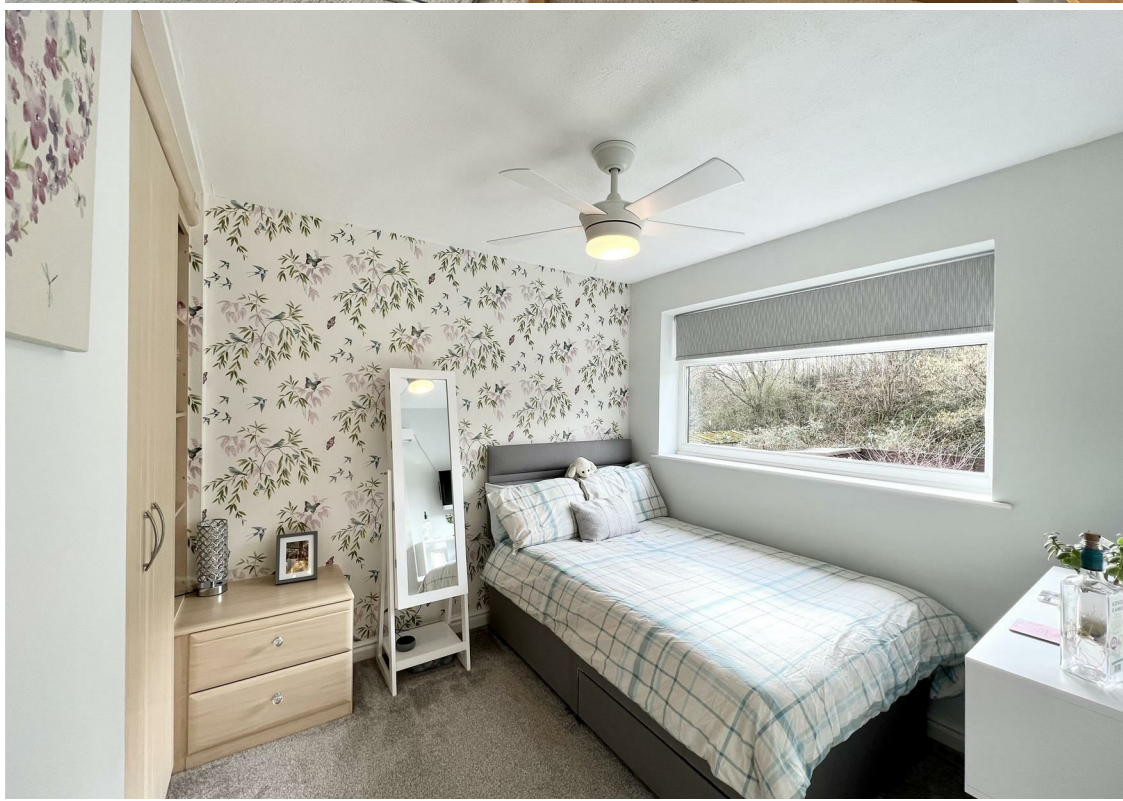
OUTSIDE

Block paved driveway to front with lawned garden. Gate to side. Enclosed garden to the rear with paved patio seating area and steps leading up to lawn with flowerbed borders.

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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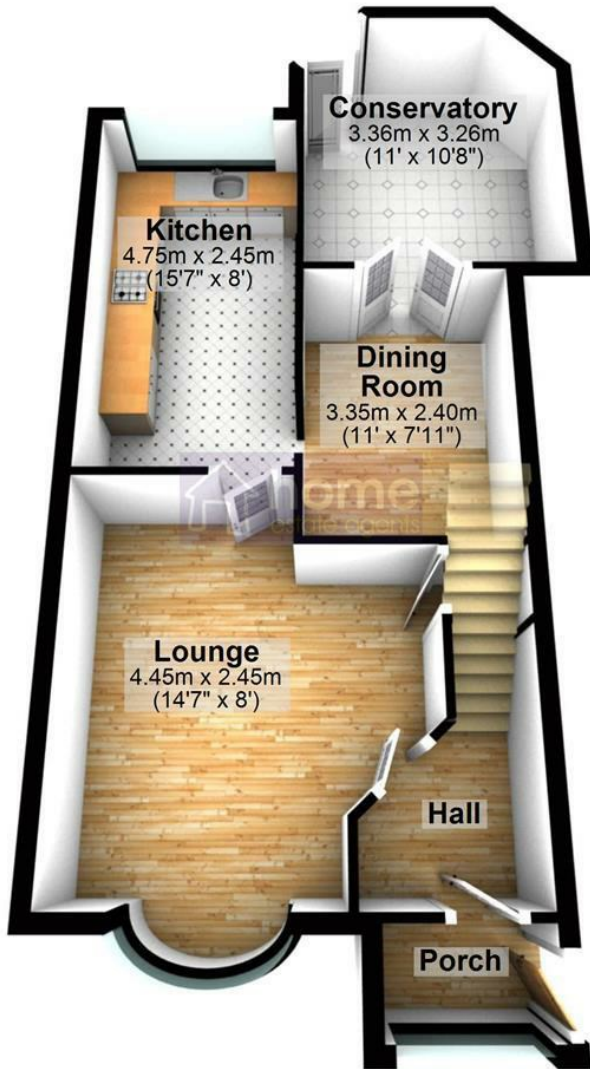




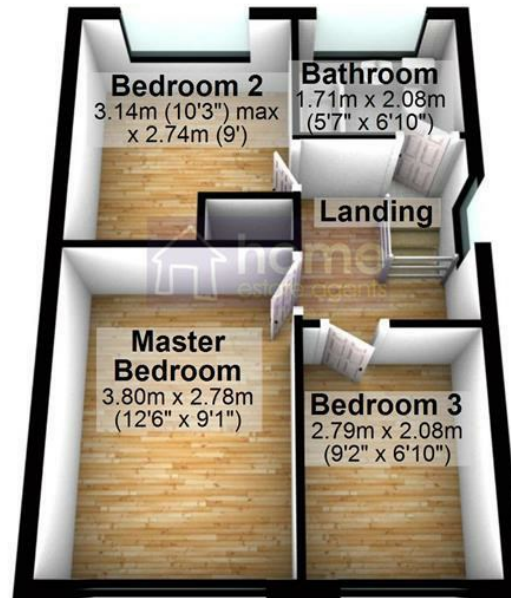
HARRY'S ROOM



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	67	
(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		
England & Wales		EU Directive 2002/91/EC