



## Burns Fold, Dukinfield, SK16 5ED

**Price £290,000**

Occupying a fantastic corner position with gardens to three sides, detached garage and driveway is this immaculate and ready to move into three bedroom semi detached property offering family sized accommodation of which only a full personal inspection will fully reveal.

The well planned and deceptively spacious accommodation has been well cared for and much improved by the current owners and is certainly a credit to them and briefly comprises: To the ground floor Entrance porch, lovely bright and airy open plan feeling lounge, separate dining room with patio door to the rear garden and a newly fitted kitchen. Whilst to the first floor there are three good sized bedrooms and newly fitted bathroom/WC. As previously mentioned the property lies on a fantastic sized corner plot laid mainly to lawn with detached garage and driveway. The property further benefits from double glazing and central heating ensuring that this property will appeal to even the most discerning of purchasers.

Superb Family Home, Immaculate Throughout, Viewing Essential!



## GROUND FLOOR

### Porch

Upvc double glazed front door and windows to side and rear, Upvc double glazed door to lounge

### Lounge

12'11" x 17'0" (3.94m x 5.18m)

Fantastic bright and airy living room with two Upvc double glazed windows to front flooding the room with light, fitted feature living flame effect decorative wall mounted electric fire, open plan staircase to the first floor with under stairs storage, TV aerial point, bi fold doors to dining room, inset ceiling spot lights, stairs to the first floor and radiators.

### Dining Room

10'10" x 9'6" (3.30m x 2.89m)

Bi Fold doors to the lounge, sliding patio doors to the rear garden, inset ceiling spot lights, and radiator.

### Kitchen

10'10" x 7'2" (3.30m x 2.19m)

Recently fitted with a matching range of white base and wall units incorporating a single drainer sink unit and worktops over, fitted four ring electric hob with contemporary fitted splash back and extractor hood above and electric oven below integrated washing machine, tiled floor, Upvc double glazed windows to side and rear with Upvc double glazed door to the rear garden.

## FIRST FLOOR

### Landing

Upvc double glazed window to the side elevation, access to roof void.

### Bedroom 1

12'9" x 10'4" (3.89m x 3.15m)

Upvc double glazed window to front, radiator.

### Bedroom 2

11'5" x 9'0" (3.47m x 2.75m)

Upvc double glazed window to rear, radiator.

### Bedroom 3

9'5" x 6'4" (2.88m x 1.94m)

Upvc double glazed window to front, radiator.

### Bathroom/WC

Recently refitted contemporary three piece suite comprising panelled bath with rain shower over, vanity wash hand basin, low-level WC, fully tiled walls and floor, Upvc double glazed window to rear, heated towel rail.

## OUTSIDE

### Garage

15'9" x 8'6" (4.80m x 2.59m)

Up and over door, power and light, personal door to the rear garden.

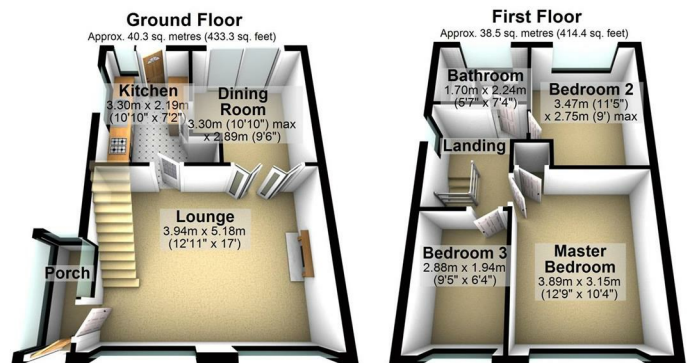
### Driveway & Gardens

To the front is a lawned garden with fenced and laurel bush boundaries, gate to the side and rear elevations which are laid mainly to lawn with fenced boundaries, paved walkways, personal door to garage, gate to driveway which is paved and leads to the detached garage and an elevated paved patio area.

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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.



Total area: approx. 78.7 sq. metres (847.6 sq. feet)

