



Lismore Road  
Dukinfield, SK16 4BA

Offers over £285,000

This spacious four-bedroom semi-detached family home in Dukinfield offers an ideal blend of comfort, style, and convenience. Its extended layout features a welcoming hall that leads to a cozy lounge with a charming log burner, creating a warm and inviting atmosphere. The dining room, seamlessly connected to the kitchen/breakfast room, has French doors that open to the rear garden, perfect for family gatherings and entertaining guests. The open-plan kitchen is a culinary delight, complete with modern appliances and ample counter space, and it also features French doors leading to the garden, enhancing the home's indoor-outdoor flow. The ground floor is completed by a practical WC/utility room. Upstairs, the property boasts four well-appointed bedrooms, each offering ample space and natural light. The large family bathroom is a highlight, equipped with a four-piece suite including a wet room shower. The exterior of the home is equally impressive. The front of the property features a driveway providing ample off-road parking and a well-maintained lawned garden. The rear of the home offers a generously sized enclosed garden with artificial lawn, paved patio seating areas, and planted borders, perfect for outdoor relaxation and entertaining.

Located in a highly convenient area of Dukinfield, this home is close to local schools, amenities, transport links, and playing fields. Its prime location ensures that everything you need is within easy reach, making it an excellent choice for families looking for a blend of convenience and comfort in their next home. This property truly offers everything a family could desire in a home. **\*\*Viewing Highly Recommended\*\***



## GROUND FLOOR

### Hall

Door to front, double glazed window to side, radiator, stairs leading to first floor, double doors leading to:

### Lounge 12'5" x 13'7" (3.79m x 4.15m)

Double glazed bay window to front, feature inglenook fireplace with log burner, radiator, double doors leading to:

### Dining Room 10'5" x 8'5" (3.18m x 2.56m)

Radiator, double glazed French doors leading out to rear garden, open plan to:

### Kitchen/Breakfast Room 15'1" x 11'3" (4.59m x 3.42m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, space for American style fridge/freezer, built-in eye level oven, built-in microwave, built-in hob with extractor hood over, double glazed window to side, double glazed French doors leading out to rear garden, door leading to:

### WC/Utility Room 3'9" x 7'1" (1.15m x 2.17m)

Low-level WC, wash hand basin, plumbing for washing machine, space for tumble dryer.

## FIRST FLOOR

### Landing

Double glazed window to side, doors leading to:

### Bedroom 1 8'11" x 13'11" (2.73m x 4.23m)

Two double glazed windows to front, radiator.

### Bedroom 2 11'8" x 11'3" (3.55m x 3.42m)

Double glazed window to rear, radiator.

### Bedroom 3 8'11" x 11'0" (2.73m x 3.36m)

Double glazed window to front, radiator.

### Bedroom 4 10'9" x 6'10" (3.27m x 2.08m)

Double glazed window to rear, radiator.

### Bathroom 14'8" x 9'2" (4.47m x 2.79m)

Four piece suite comprising wet room shower area, panelled bath, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to side, radiator.

## OUTSIDE

Imprinted concrete double driveway to the front, providing ample off road parking and lawned garden. Good sized enclosed garden to the rear with artificial lawn and paved patio seating areas, planted borders.

## DISCLAIMER

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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.

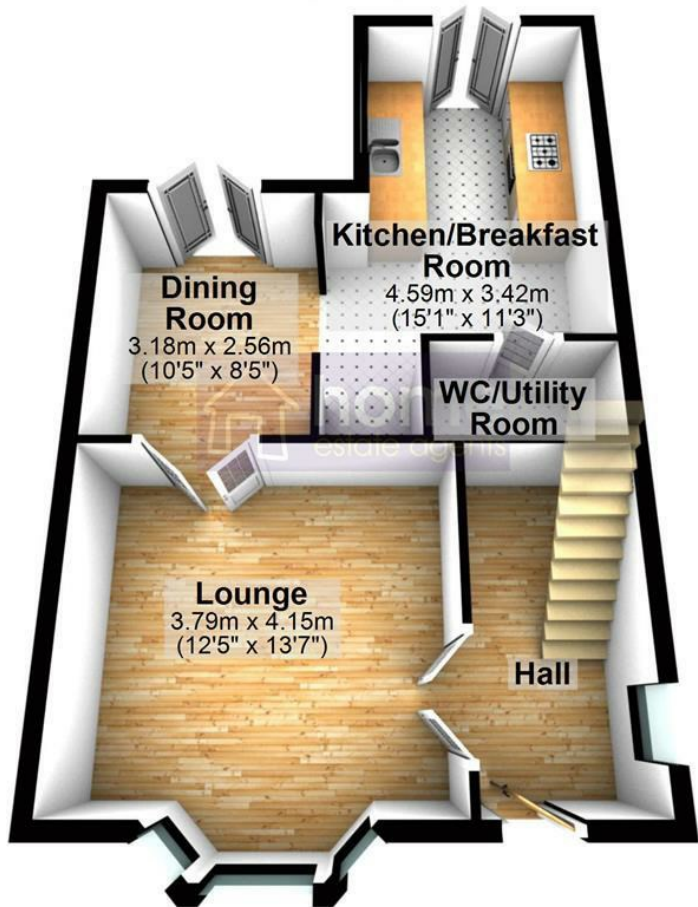
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### Ground Floor

Approx. 50.9 sq. metres (547.7 sq. feet)



### First Floor

Approx. 62.5 sq. metres (672.3 sq. feet)



Total area: approx. 113.3 sq. metres (1220.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>64</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>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC