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Birtles Close  
Dukinfield, SK16 5RZ

**Price £500,000**



There's no agent like home

This well-presented four-bedroom detached family home is situated in the sought-after Richmond Park estate in Dukinfield. The property is conveniently located close to local schools, making it an ideal choice for families with children of all ages. It's also within easy reach of a variety of amenities and excellent transport links, providing everything you need for day-to-day living.

On the ground floor, the house features a welcoming hallway leading to a spacious lounge, perfect for family gatherings and relaxation. The modern kitchen/diner is equipped with high-quality appliances and offers ample space for dining, with French doors opening to the rear garden, providing a seamless transition between indoor and outdoor living. Adjacent to the kitchen is a practical utility room, offering additional storage and laundry facilities. There is also a cloakroom on this floor for added convenience. Upstairs, the first floor houses four generously sized bedrooms. The master bedroom includes an en-suite shower room, providing a private sanctuary for the homeowners. The remaining three bedrooms share a well-appointed family bathroom, ensuring comfort and convenience for the whole family.

Outside, the front of the property boasts a well-maintained lawned garden and a double driveway leading to an integrated garage, offering ample parking space. The rear garden is a highlight of the home, featuring a good-sized, well-kept lawn, a paved patio area ideal for outdoor dining and entertaining, and a beautifully planted border, creating a peaceful and private outdoor oasis.

This spacious family home, with its modern amenities and desirable location, offers an excellent opportunity for those looking to settle in a vibrant community. **\*\*Viewing Highly Recommended\*\***



## GROUND FLOOR

### Hallway

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

### Cloakroom 6'9" x 7'6" (2.05m x 2.29m)

Two piece suite comprising wash hand basin and low-level WC, radiator, part tiled walls.

### Lounge 24'9" x 11'10" (7.54m x 3.61m)

Double glazed window to rear, double glazed box window to front, radiator, feature inglenook brick fireplace.

### Kitchen/Diner 11'0" x 25'2" (3.36m x 7.67m)

Fitted with a matching range of base and eye-level units with worktop space over, inset sink and drainer with mixer tap, integrated dishwasher, integrated fridge, inglenook with range style cooker, double glazed window to rear, radiator, double glazed French doors leading out to rear garden, door leading to:

### Utility Room 6'4" x 13'7" (1.93m x 4.14m)

Fitted with a matching range of base level units with worktop space over, inset sink with mixer tap, double glazed window to side, door to storage cupboard, door leading to garage, door leading out to side.

## FIRST FLOOR

### Landing

Double glazed window to front, loft access, doors leading to:

### Bedroom 1 8'11" x 15'10" (2.73m x 4.83m)

Double glazed box window to front, radiator, door leading to:

### En-suite 8'4" x 5'2" (2.53m x 1.57m)

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

### Bedroom 2 8'9" x 11'0" (2.67m x 3.36m)

Double glazed window to front, radiator.

### Bedroom 3 8'10" x 11'0" (2.69m x 3.36m)

Double glazed window to rear, radiator.

### Bedroom 4 8'4" x 10'0" (2.53m x 3.04m)

Double glazed window to rear, radiator.

### Bathroom 5'5" x 8'0" (1.66m x 2.43m)

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

## OUTSIDE

Well maintained lawned garden to front, double driveway leading to the integral garage. Enclosed generous garden to the rear with good sized paved patio area and well maintained lawns with planted border.

### Garage 17'6" x 16'6" (5.33m x 5.03m)

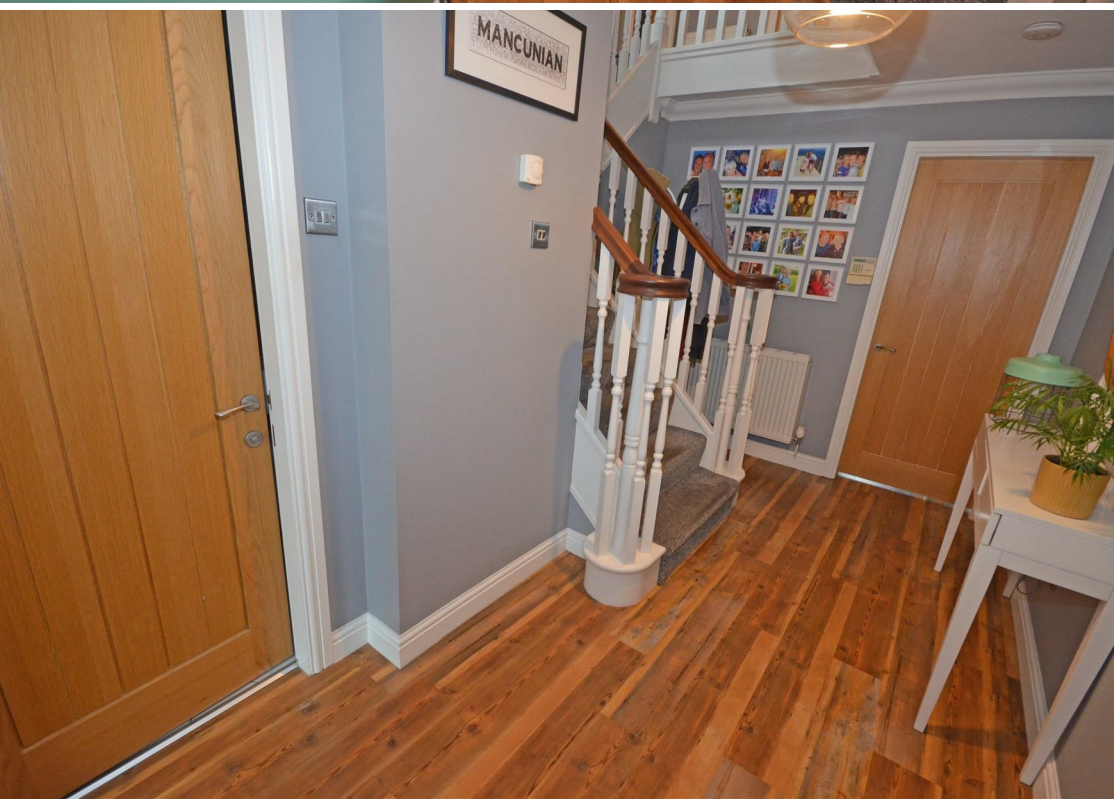
Up and over door, door to rear leading to utility room.

## DISCLAIMER

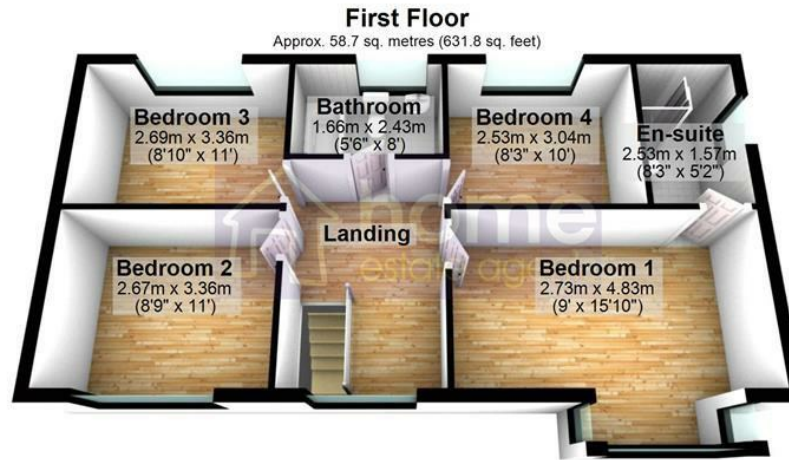
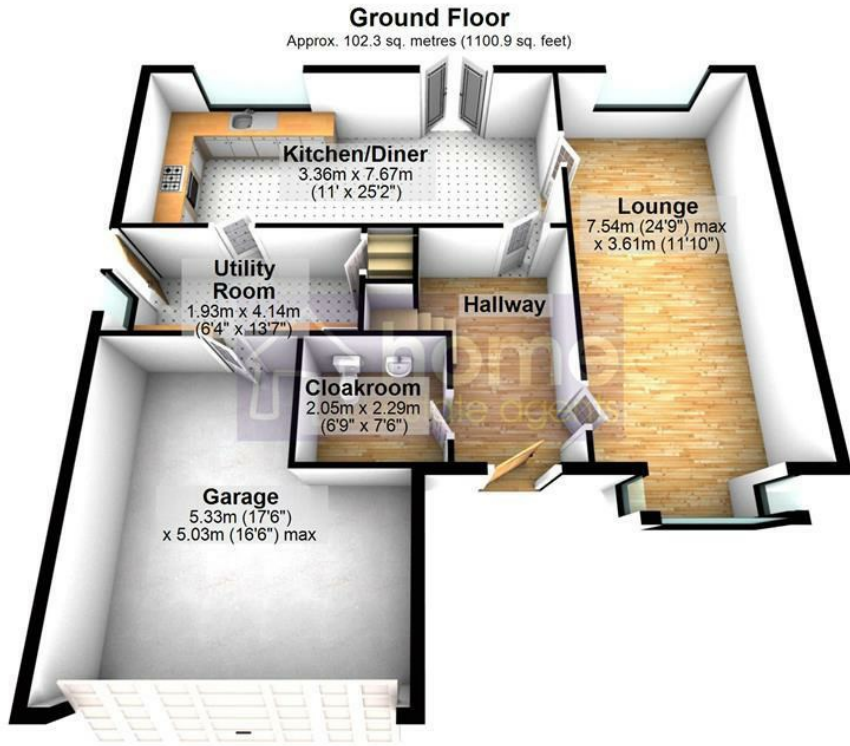
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Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. 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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Total area: approx. 161.0 sq. metres (1732.7 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>70</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		
England & Wales		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		
England & Wales		EU Directive 2002/91/EC 