



Milton Close
Dukinfield, SK16 5DZ

Offers over £280,000



There's no agent like home

This immaculately presented extended three-bedroom semi-detached home is perfectly situated in a peaceful cul-de-sac, offering an ideal setting for families seeking spacious and comfortable living. The property enjoys a prime location, close to local schools, a variety of amenities, and excellent transport links. For those who love the outdoors, Gorse Hall and Cheetham Park are just a short walk away, providing beautiful green spaces for leisurely walks and family outings.

Upon entering, the property welcomes you with a charming porch, leading to a generous lounge that provides a warm and inviting atmosphere. The ground floor continues with a luxurious open-plan kitchen/diner, complete with high-end fittings and French doors that seamlessly connect to the rear garden. The kitchen space is perfect for both casual family meals and entertaining guests. Adjacent to the kitchen is a practical utility room, offering additional storage and functionality. The ground floor also includes a versatile office, ideal for those working from home, and a convenient storage room.

Upstairs, the first floor boasts three spacious bedrooms, each designed with comfort in mind, alongside a family bathroom.

Externally, the property features a well-maintained block-paved double driveway at the front, providing ample off-road parking. The rear garden is a true highlight, offering a private, low-maintenance space perfect for outdoor relaxation and family gatherings. The garden includes block paving, an artificial lawn for easy upkeep, and steps leading to a raised decking area, creating a perfect spot for outdoor dining or enjoying the sunshine.

This property offers the perfect combination of practical living spaces and a sought-after location, making it an excellent choice for any family looking for their forever home. ****Viewing Highly Recommended****



GROUND FLOOR

Porch

Brick built porch with double glazed windows to front & side, door to side, door leading to:

Lounge 17'7" x 15'8" (5.36m x 4.77m)

Double glazed bay window to front, feature fire, radiator, stairs leading to first floor, door leading to office, door leading to:

Kitchen/Diner 6'7" x 15'8" (2.00m x 4.77m)

Double glazed window to side and rear, fitted with a luxury modern kitchen with white high gloss full height and and base units with worktop space over, inset sink with mixer tap, two built in ovens, built in hob with extractor over, wine fridge, space for fridge/freezer, central island with drawers and seating, decorative ceiling lighting, double glazed French doors leading out to rear garden, door to storage cupboard, door leading to:

Utility Room 6'9" x 6'8" (2.06m x 2.03m)

Plumbing for washing machine, space for tumble dryer, door leading to:

Office 6'11" x 6'8" (2.12m x 2.03m)

Door leading to:

Storage Room

Up and over door to front.

FIRST FLOOR

Landing

Double glazed window to side, doors leading to:

Master Bedroom 14'6" x 8'8" (4.43m x 2.65m)

Double glazed window to front, radiator.

Bedroom 2 8'11" x 8'8" (2.73m x 2.65m)

Double glazed window to rear, radiator, door to storage cupboard.

Bedroom 3 10'1" x 6'8" (3.07m x 2.02m)

Double glazed window to front, radiator.

Bathroom 6'2" x 6'8" (1.89m x 2.02m)

Three piece suite comprising corner panelled bath with

shower over and mixer tap attachment, pedestal wash hand basin and low-level WC, tiled walls, radiator, double glazed window to rear,.

OUTSIDE

Block paved driveway to front with parking for two vehicles. Enclosed well maintained garden with block paving, artificial lawn and flower bed border. Steps leading up to further decked seating area.

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.

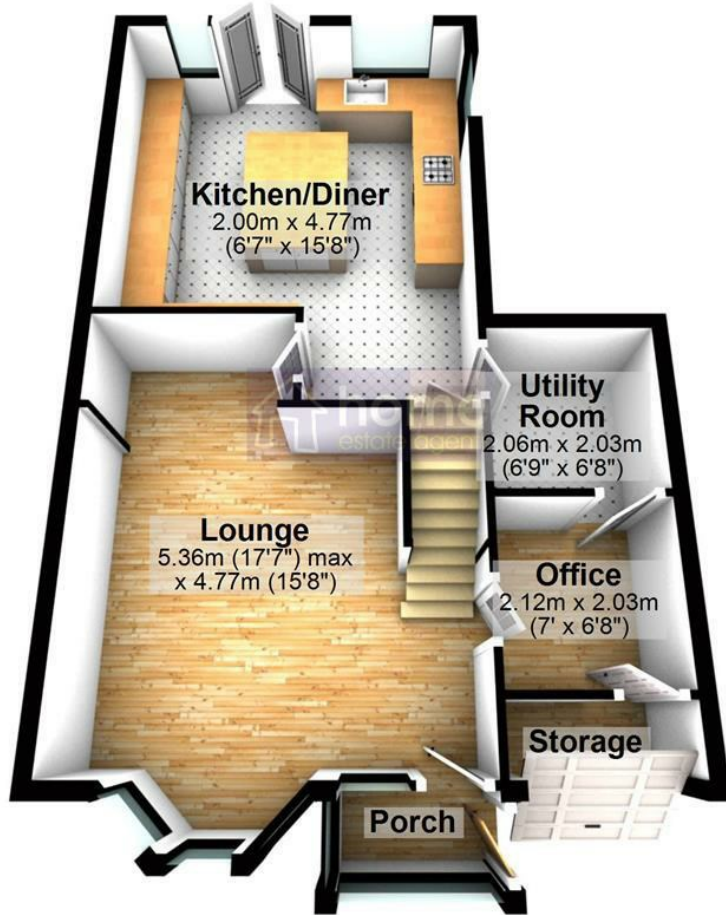
Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, 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) A		
(81-91) B		82
(69-80) C	66	
(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