

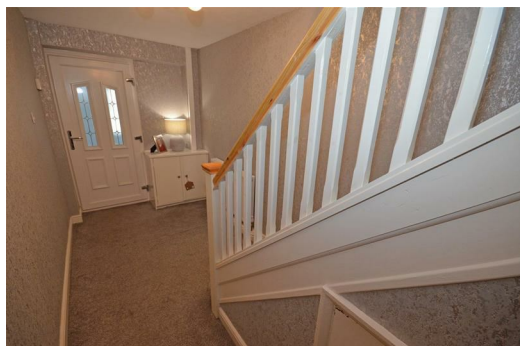


**Tennyson Avenue, Dukinfield, SK16 5DP**  
**Offers over £320,000**

**\*\*\*NO LONGER TAKING VIEWINGS\*\*\*\*** Turnkey ready is this superb and immaculate three bedroom detached property offering fantastic family sized accommodation of which only a full personal inspection will fully reveal.

The property has been well cared for and much improved by the present owners and has accommodation that briefly comprises: To the ground floor, entrance porch, entrance Hallway, great sized bright and airy lounge opening to the lovely sized and contemporary kitchen and dining room with patio doors opening to the good sized rear garden. Whilst to first floor there are three generous sized bedrooms and contemporary bathroom/WC. To the outside the property has good sized gardens to the front and rear with lovely resin driveway to the front providing parking for two/three vehicles and a detached garage. Ideally located close to amenities, schools and local walks with the property further complemented by Upvc double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers.

Immaculate - Viewing Highly Recommended!



## GROUND FLOOR

### Porch

Double glazed front door with windows to side and door to hallway.

### Hall

Stairs to the first floor with under stairs storage, meter cupboards and radiator.

### Lounge

12'10" x 11'10" (3.91m x 3.61m)

Lovely bright and airy room with Upvc double glazed window to front, recess for TV, feature fire surround with wooden mantle, fitted shelving with storage cupboards below, radiator.

### Kitchen/Dining Room

10'6" x 17'10" (3.20m x 5.44m)

Fantastic room and fitted with a matching range of high gloss grey base and eye level units with worktop space over, kick plate lighting, 1/4 single drainer sink with mixer tap, space for fridge/freezer, integrated dishwasher, fitted four ring gas hob with extractor hood above and electric oven below, partially tiled walls, Upvc double glazed window to side, inset ceiling spot lights, rear, Upvc double glazed patio doors to the rear garden, feature effect panelled wall and radiator.

## FIRST FLOOR

### Landing

Upvc double glazed window to side.

### Bedroom 1

11'10" x 9'2" (3.61m x 2.80m)

Upvc double glazed window to front with views and radiator.

### Bedroom 2

11'6" x 10'4" (3.50m x 3.15m)

Upvc double glazed window to rear, feature panelled effect wall, inset ceiling spot lights and radiator.

### Bedroom 3

7'10" x 8'4" (2.39m x 2.53m)

Upvc double glazed window to front with views and radiator.

### Bathroom/WC

Contemporary fitted suite with corner shower cubicle with mixer shower, vanity wash hand basin and low level WC, tiled walls and heated towel rail.

## OUTSIDE

### Gardens & Driveway

To the front is a lawned garden with resin driveway for two/three vehicles, fenced boundary, access to the rear garden and detached garage via the side elevation with the rear garden

being of a great size laid mainly to lawn with raised patio area, fenced and walled boundaries.

### Detached Garage

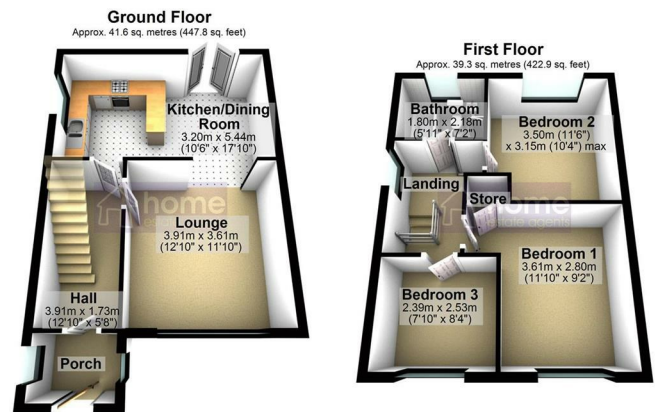
15'4 x 8'4 (4.67m x 2.54m)

Up and over door, two windows to side

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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. 80.9 sq. metres (870.8 sq. feet)

