



Laburnum Avenue, Dukinfield, SK16 5EJ

Offers over £395,000

----- 3D FLOORPLANS & VIRTUAL TOUR ----- Home Estate Agents are pleased to offer for sale this Immaculate, substantial and totally renovated two/three bedroom detached bungalow offering ready to move into accommodation of which only a full internal inspection will fully reveal.

Highly Impressive and certainly a credit to the current owners the property is ideally located and positioned on an excellent sized plot in a highly popular part of Dukinfield with well planned and spacious accommodation and a fantastically sized landscaped garden to match. As previously mentioned the property has undergone an extensive modernisation programme and briefly comprises: Entrance hallway, utility room/bedroom three, newly fitted bathroom suite, two excellent sized bedrooms both with fitted wardrobes and a fantastic open plan lounge and dining room with bi fold doors opening to the superb elevated rear composite decked patio area enjoying the sumptuous garden beyond. There is parking to front for two/three vehicles and this can be easily extended if required and only a full personal viewing will fully reveal the time and effort that has gone into creating one of the finest gardens in the area. The property also benefits from new Upvc double glazing and gas central heating thus ensuring that the property will appeal to even the most discerning of purchasers.

CERTAINLY NOT A PROPERTY TO BE MISSED! VIEW TODAY!



GROUND FLOOR

Hallway

Composite double glazed door to the side elevation, wooden flooring, inset ceiling spot lights, oak doors to all rooms, radiator.

Open Plan Living

31'6" x 11'4" (9.60m x 3.46m)

Fantastic open plan room flooded with light from the Upvc double glazed window to the side and the bi fold doors leading to the elevated composite decked patio area and immaculate rear garden beyond, wooden flooring, TV aerial point, inset ceiling lights points and fitted with a matching range of high gloss base and eye level units with worktop space over, 1 1/4 single drainer sink with mixer tap, integrated fridge/freezer, integrated dishwasher, fitted four ring electric hob with extractor hood above and electric double oven and grill, Upvc double glazed window overlooking the rear garden, inset ceiling spot lights, wooden flooring.

Utility Room/Bedroom Three

11'5" x 8'11" (3.48m x 2.73m)

Currently utilised as a utility room and office being fitted with a matching range of high gloss base and storage units with worktop space over, single drainer sink with mixer tap, plumbing and space for automatic washing machine, partially tiled walls, Upvc double glazed window to side, inset ceiling spot lights and heated towel rail.

Bedroom 1

10'8" x 14'8" (3.25m x 4.48m)

Upvc double glazed window to front, wooden flooring, matching range of fitted wardrobes, drawer and bedside units, radiator.

Bedroom 2

8'1" x 17'8" (2.46m x 5.38m)

Upvc double glazed window to front, wooden flooring, matching range of fitted wardrobes, vanity unit with storage cupboards, drawer and bedside unit, radiator.

Bathroom/WC

Contemporary fitted suite with shower cubicle and mixer shower, vanity wash hand basin and low level WC, tiled walls and floor, Upvc double glazed window to side and heated towel rail.

OUTSIDE

Gardens & Driveway

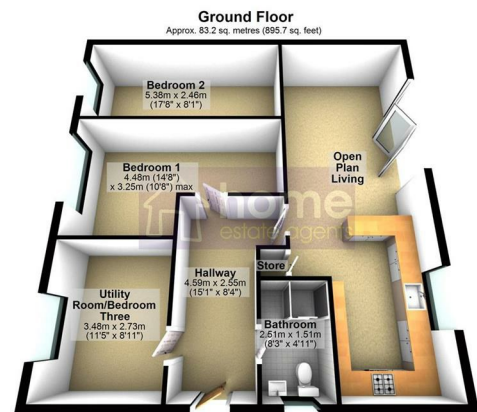
There is parking to front for two/three vehicles and this can be easily extended if required and a lawned garden, whilst to the rear is a garden that is simply amazing and only a full personal viewing will fully reveal the time and effort that has gone into

creating one of the finest gardens in the area from its feature fish pond, superb herbaceous borders, large storage unit for the garden equipment, raised beds for growing your own produce, large paved patio area, mature bushes, great sized composite decked patio area with glazed boundaries and is visited by some lovely local wildlife.

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.



Total area: approx. 83.2 sq. metres (895.7 sq. feet)

