



Westminster Way
Dukinfield, SK16 5BQ

Offers over £315,000



There's no agent like home

This beautifully presented three-bedroom detached family home is located in the highly desirable Richmond Park Estate, offering both comfort and convenience in a popular residential area. The property boasts generous living spaces, perfect for modern family living, and is situated close to local schools, essential amenities, transport links, and scenic playing fields, making it an ideal choice for families looking for both space and location.

On entering the home, you are welcomed by an entrance vestibule that leads into a spacious and inviting lounge, perfect for relaxing or entertaining guests. The open-plan kitchen/diner, offers a bright and airy space, with French doors leading directly to the rear garden, seamlessly blending indoor and outdoor living. A convenient ground-floor WC adds to the practicality of the home.

Upstairs, there are three well-proportioned bedrooms, providing ample space for family members or guests. The family shower room, complete with contemporary fittings, serves the upstairs accommodation and is designed with both style and functionality in mind.

Externally, the property features a neat front lawn and a block-paved driveway, providing off-road parking and leading to a secure garage. The rear garden is a standout feature, offering an enclosed outdoor space that is mainly laid to lawn, perfect for children to play or for summer gatherings. With planted borders adding a touch of greenery and a paved patio area ideal for outdoor dining or lounging, the garden is a serene retreat for enjoying the outdoors in privacy.

This property is a perfect blend of modern comfort and family-friendly living in a prime location, making it an attractive prospect for a wide range of buyers. ****Viewing Highly Recommended****



GROUND FLOOR

Entrance Vestibule

Door and glazed panel to the front, wood and glazed door leading to:

Lounge 20'2" x 14'6" (6.15m x 4.41m)

Double glazed window to front, feature fireplace and surround with inset Living Flame effect fire, radiator, stairs leading to first floor, door leading to:

Kitchen/Diner 8'4" x 22'0" (2.54m x 6.71m)

Fitted with a matching range of wall and base units with worktop space over, decorative lighting, inset sink and drainer with mixer tap, tiled splashbacks, built in oven, built-in hob with extractor hood over, tiled floor, inset ceiling downlights, radiator, door to storage cupboard, double glazed French doors leading out to rear garden, door leading to:

WC

Two piece suite comprising low level WC and vanity wash hand basin, heated towel radiator, tiled walls, double glazed windows to side and rear.

FIRST FLOOR

Landing

Double glazed window to side, doors leading to:

Master Bedroom 14'0" x 8'3" (4.27m x 2.51m)

Double glazed window to front, fitted with a range of bedroom furniture to include overbed storage, wardrobes, bedside drawers and dressing table, radiator.

Bedroom 2 10'2" x 8'3" (3.10m x 2.51m)

Double glazed window to rear, radiator.

Bedroom 3 10'2" x 5'11" (3.09m x 1.80m)

Double glazed window to front, radiator.

Shower Room 5'10" x 6'10" (1.78m x 2.08m)

Three piece suite comprising shower enclosure, vanity wash hand basin and low-level WC, tiled walls, heated towel rail.

OUTSIDE

To the front of the property there is a lawned garden and block paved driveway leading to garage. Gate to side leading

to rear garden. Enclosed lawned garden to rear with shrub borders and paved patio area.

Garage 16'4" x 11'6" (4.99m x 3.53m)

Electric up and over door to front.

DISCLAIMER

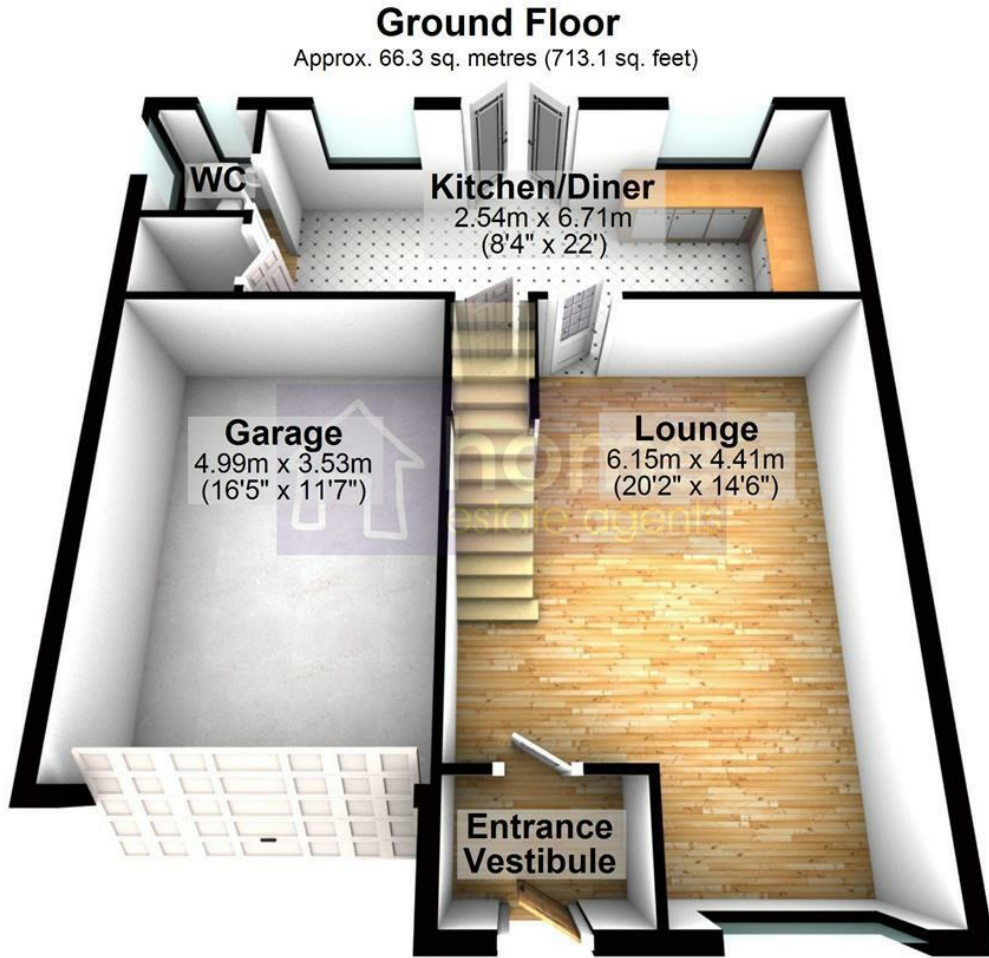
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Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. 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. 99.2 sq. metres (1067.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	73	
(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		
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