



Benedict Drive
Dukinfield, SK16 5BF

Offers over £269,950

This stunning two-bedroom semi-detached property offers an exceptional blend of style, comfort, and practicality, making it an ideal family home. Immaculately presented throughout, it has been thoughtfully extended to the rear, creating a bright and contemporary living space that is perfect for modern living. Situated on the ever-popular Richmond Park estate in Dukinfield, the home benefits from its proximity to well-regarded local schools, a variety of amenities, excellent transport links, and nearby playing fields, ensuring convenience for all.

Upon entering, you are welcomed into an entrance vestibule leading to a spacious lounge that offers a warm and inviting atmosphere. The highlight of the home is the impressive kitchen, seamlessly open to a stylish sitting/dining area. This space is bathed in natural light, thanks to the ceiling skylights, and is enhanced by French doors that open directly onto the rear garden, creating a perfect indoor-outdoor flow. The ground floor also features a modern shower room, offering extra convenience for busy households. The first floor boasts two generously sized bedrooms and a contemporary family bathroom.

Externally, the front of the property is beautifully low-maintenance, featuring a decorative garden and a paved driveway providing parking for two vehicles. The enclosed rear garden is designed for easy care and year-round enjoyment, with an artificial lawn, a decked seating area ideal for outdoor dining or relaxation, and ample space for children to play or for entertaining guests.

With its modern interiors, prime location, and thoughtful features, this property is a must-see for anyone looking for a ready-to-move-in family home. ****Viewing Highly Recommended****



GROUND FLOOR

Entrance Vestibule

Door to front, door leading to:

Lounge 13'10" x 13'3" (4.21m x 4.03m)

Double glazed window to front, radiator, stairs leading to first floor, door leading to:

Kitchen 8'3" x 13'3" (2.52m x 4.03m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, radiator, open plan to:

Sitting/Dining Room 8'8" x 19'0" (2.63m x 5.80m)

Double glazed window to rear, radiator, three double glazed ceiling skylights, radiator, double glazed French doors leading out to rear garden, door leading to:

Shower Room

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

FIRST FLOOR

Landing

Double glazed window to side, doors leading to:

Master Bedroom 11'6" x 10'7" (3.51m x 3.23m)

Double glazed window to front, radiator, fitted wardrobes.

Bedroom 2 10'0" x 8'0" (3.06m x 2.44m)

Double glazed window to rear, radiator, access to loft via pull down ladder.

Bathroom 7'1" x 5'1" (2.16m x 1.55m)

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

OUTSIDE

Low maintenance garden to front with paved driveway providing parking for two vehicles. Gate to side leading to rear garden. Enclosed artificial lawned garden with decked seating area.

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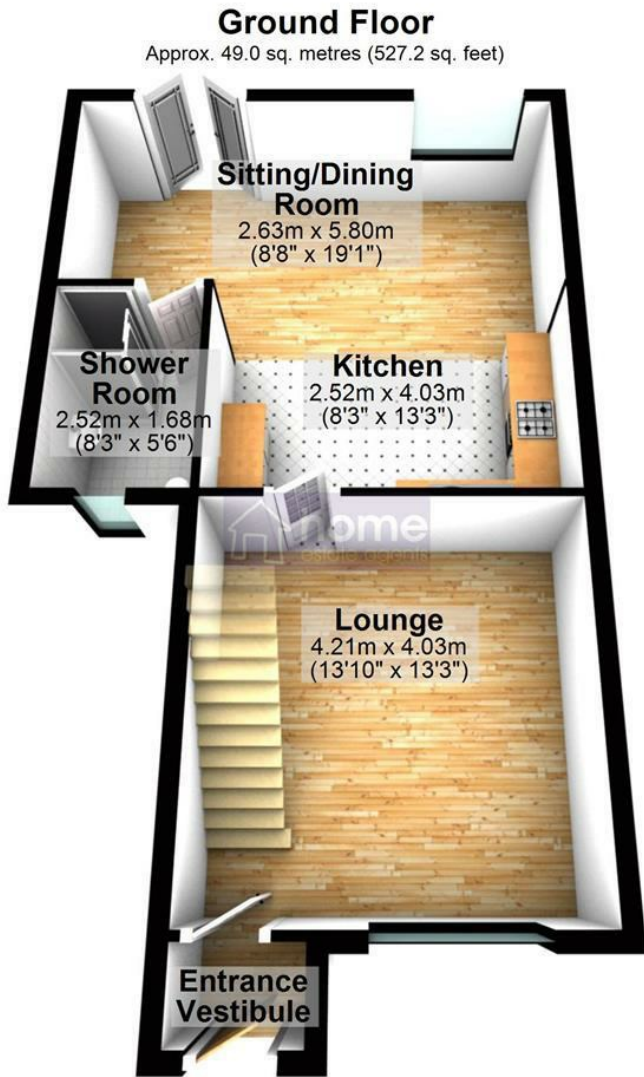
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Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose 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. 75.9 sq. metres (816.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	72	
(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