



Stanion Grove
Dukinfield, SK16 4AE

Offers over £199,000



There's no agent like home

Three-bedroom semi-detached property located in a highly desirable and peaceful cul-de-sac in Dukinfield. This home offers an excellent location, within close proximity to local amenities, well-regarded schools, transport links, and the scenic Dukinfield Park, making it an ideal choice for families or those seeking a convenient yet tranquil setting.

On the ground floor, the property features a welcoming entrance hall, leading to a spacious and bright lounge with a charming log burner, perfect for cosy evenings. The kitchen provides ample storage and workspace, while the adjacent utility room offers added convenience for household chores.

The first floor offers three generously sized bedrooms, along with a well-appointed family bathroom. The current owners have upgraded the property with new windows and radiators throughout, ensuring added comfort and energy efficiency.

Externally, the property benefits from a driveway to the front, providing off-road parking. The rear of the property boasts an enclosed garden, with a paved patio and a lawn area for children to play or gardening enthusiasts to enjoy, and a shed fitted with electricity and internet access, ideal for creating a home office or additional storage.

With its ideal location, practical interior, and excellent outdoor space, this property is perfect for families, first-time buyers, or those looking to downsize without compromising on comfort and convenience. A must see property in a popular residential area!



GROUND FLOOR

Hall

Door to front, door leading to:

Lounge 11'6" x 14'7" (3.51m x 4.44m)

Double glazed window to front, feature inglenook fireplace with log burner, radiator, door to storage cupboard, door leading to:

Kitchen 8'10" x 13'1" (2.68m x 3.99m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob, double glazed window to rear, doors leading to:

Utility Room 8'10" x 4'6" (2.68m x 1.37m)

Double glazed window to rear, radiator.

Rear Porch / utility area

Window to side, door leading out to rear garden.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1 11'9" x 8'9" (3.57m x 2.67m)

Double glazed window to rear, radiator.

Bedroom 2 11'10" x 11'7" (3.61m x 3.54m)

Double glazed window to front, radiator.

Bedroom 3 8'10" x 8'11" (2.68m x 2.73m)

Double glazed window to rear, radiator.

Bathroom 8'3" x 5'9" (2.52m x 1.74m)

Three piece suite comprising panelled bath with shower over, wash hand basin and low-level WC, tiled walls, radiator.

OUTSIDE

Driveway and garden to the front. Enclosed garden to the rear with paved patio, lawned area and shed fitted with electricity and internet access.

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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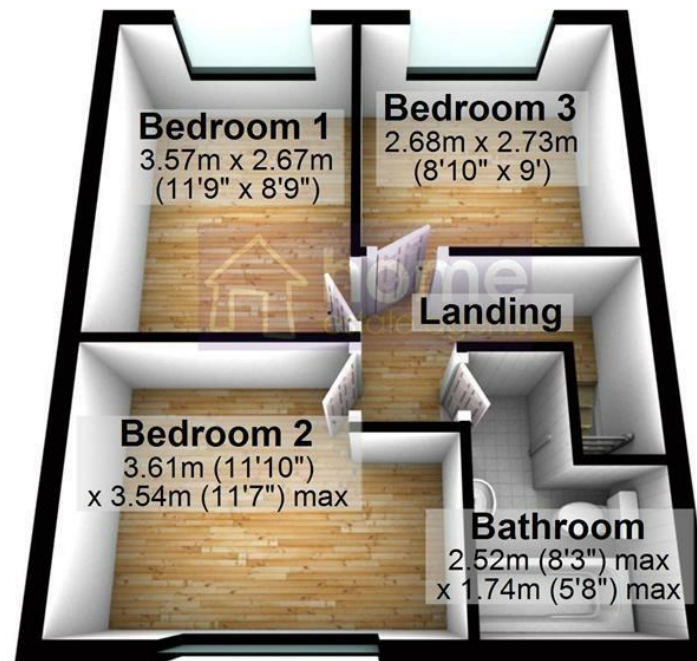





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	59	
(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 