



Yew Tree Lane
Dukinfield, SK16 5DE

Offers over £350,000



There's no agent like home

This beautifully presented three-bedroom detached family home is perfectly positioned on a generous corner plot in a highly sought-after area of Dukinfield. Offering a fantastic combination of modern living and future potential, the property is ideally located close to local amenities, well-regarded schools, excellent transport links, Dukinfield Golf Club, and picturesque green spaces, making it an ideal choice for families and professionals alike.

The home benefits from planning permission for a single-storey side extension, providing an exciting opportunity to expand the living space.

The ground floor features a bright and spacious lounge, ideal for relaxing or entertaining, along with a stylish kitchen/diner complete with integrated appliances. Upstairs, the first floor boasts three well-proportioned bedrooms, as well as a modern shower room.

Externally, this property excels with its gated resin driveway, offering secure off-road parking for multiple vehicles to both the front and side. A well-maintained lawned garden enhances the side aspect, providing a welcoming outdoor space. To the rear, a beautifully enclosed garden features a resin patio area, perfect for alfresco dining, and a lawned garden, creating a private and peaceful retreat.

With its prime location, well-maintained interiors, and the added advantage of future development potential, this stunning family home is a must-see for those looking for a modern, spacious, and conveniently located property in Dukinfield. ****Viewing Highly Recommended****



GROUND FLOOR

Lounge 18'10" x 14'2" (5.74m x 4.33m)

Composite door and glazed side panel to front, radiator, laminate flooring, wood and glazed balustrade staircase to first floor, feature fireplace and surround with inset fire, radiator, door leading to:

Kitchen/Diner 18'10" x 9'0" (5.74m x 2.74m)

Double glazed windows to front and side, fitted with a modern kitchen comprising wall and base units with worksurface/splashbacks over, inset sink and drainer with mixer tap, integrated washing machine, integrated fridge/freezer, built in double oven, built-in microwave, built-in hob with extractor over, freestanding breakfast bar, inset ceiling downlights, radiator, external door leading out to side.

FIRST FLOOR

Landing

Double glazed window to front, door to storage cupboard, doors leading to:

Master Bedroom 11'1" x 13'8" (3.37m x 4.17m)

Double glazed window to side, built in wardrobes, radiator.

Bedroom 2 10'0" x 9'6" (3.04m x 2.90m)

Double glazed window to side, built-in wardrobe, radiator.

Bedroom 3 7'5" x 8'5" (2.27m x 2.56m)

Double glazed window to front, radiator.

Shower Room

Double glazed window to front, fitted with an enclosed shower cubicle, vanity wash hand basin and low level WC, heated chrome radiator.

OUTSIDE

Gate to front, well maintained lawned garden to side. Gated resin driveway to front with parking for several vehicles, gate to side leading to rear garden. Enclosed lawned garden to rear with resin patio area. Further driveway to side of property.

DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment,

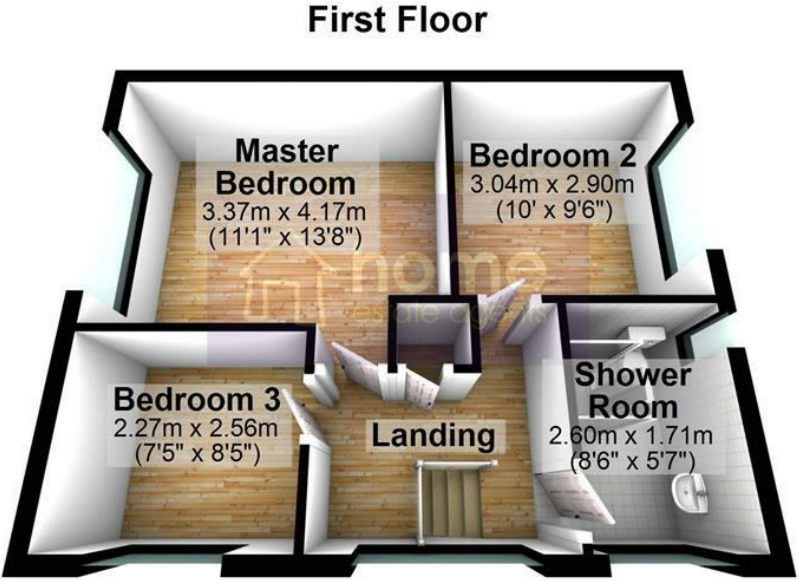
apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 