



Tennyson Avenue
Dukinfield, SK16 5DP

Offers over £385,000

This stunning and immaculately presented four-bedroom detached home offers spacious, extended accommodation with a modern and versatile layout, making it perfect for growing families. Situated in a highly sought-after residential area of Dukinfield, the property enjoys a prime location close to Dukinfield Golf Club and the historic Gorse Hall Park—ideal for leisurely walks and outdoor activities. The home also benefits from a range of local amenities, highly schools, and transport links, ensuring convenience for both daily living and commuting.

The ground floor welcomes you with a bright entrance hall that sets the tone throughout the home. The spacious lounge seamlessly flows into an open-plan dining area, perfect for both everyday family meals and entertaining guests. A separate family room to the rear of the property features French doors that open directly onto the rear garden.

The kitchen is well-equipped with ample storage and workspace, offering a practical yet attractive environment for any home cook. A separate utility room provides added convenience. The fourth bedroom is located on the ground floor and is ideal as a guest suite, open plan to a stylish dressing area and accompanied by a modern shower room. Upstairs, the first floor offers three further generously sized bedrooms, each beautifully presented, along with a contemporary family bathroom finished to a high standard. The layout offers comfort and privacy for all members of the household.

Externally, the property continues to impress. The front garden features a well-maintained lawn framed by gravelled borders and mature trees and shrubs, enhancing kerb appeal. To the rear, a driveway provides off-road parking and leads to a detached garage. The enclosed rear and side gardens are a true highlight—thoughtfully landscaped with a decked patio area a lush lawn surrounded by gravelled borders, and a separate gravelled section with a built-in brick BBQ area, ideal for summer gatherings.



GROUND FLOOR

Entrance Hall

Door to front, stairs leading to first floor, doors leading to:

Lounge 13'1" x 14'9" (3.98m x 4.49m)

Double glazed window to front, feature fireplace with inset living flame effect fire, radiator, door to under stairs storage cupboard, open plan to:

Dining Room 10'10" x 9'2" (3.31m x 2.79m)

Radiator, door leading to kitchen, door leading to dressing room, double doors leading to:

Family Room 7'1" x 16'8" (2.16m x 5.07m)

Double glazed window to rear, radiator, double glazed French doors leading out to rear garden, door leading to shower room.

Kitchen 10'10" x 8'6" (3.31m x 2.59m)

Fitted with a matching range of base and eye level units with solid worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, integrated dishwasher, space for range cooker, double glazed window to side, radiator, door leading to:

Utility 7'1" x 8'6" (2.16m x 2.59m)

Fitted with a matching range of base units with worktop space over, plumbing for washing machine, space for tumble dryer, integrated fridge/freezer and space for additional under counter fridge, double glazed window to side, door leading out to rear garden.

Bedroom 4 9'9" x 7'2" (2.97m x 2.18m)

Double glazed window to front, radiator, open plan to:

Dressing Room 11'5" x 7'2" (3.47m x 2.18m)

Double glazed window to side, radiator, door leading to:

Shower Room

Three piece suite comprising shower enclosure, vanity wash hand basin and low-level WC, tiled walls, double glazed window to side.

FIRST FLOOR

Landing

Double glazed window to side, access to loft, doors leading to:

Bedroom 1 12'9" x 11'9" (3.89m x 3.59m)

Double glazed window to front, radiator, built-in wardrobes and drawers, door to storage cupboard.

Bedroom 2 11'1" x 10'0" (3.38m x 3.05m)

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

Bedroom 3 9'3" x 7'7" (2.82m x 2.31m)

Double glazed window to side, door to storage cupboard, radiator.

Bathroom 6'0" x 7'7" (1.84m x 2.31m)

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

OUTSIDE

Well maintained lawned garden to the front with paved pathway, mature planted shrubs and trees and gravelled planter areas. Enclosed garden to the rear and side with decked patio area and well maintained lawn with gravelled borders, steps lead down to access to the garage. Gravelled area to the side with brick built BBQ area.

Detached Garage

Driveway leading to the detached garage with up and over door to the front, access door leading to the rear garden.

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.

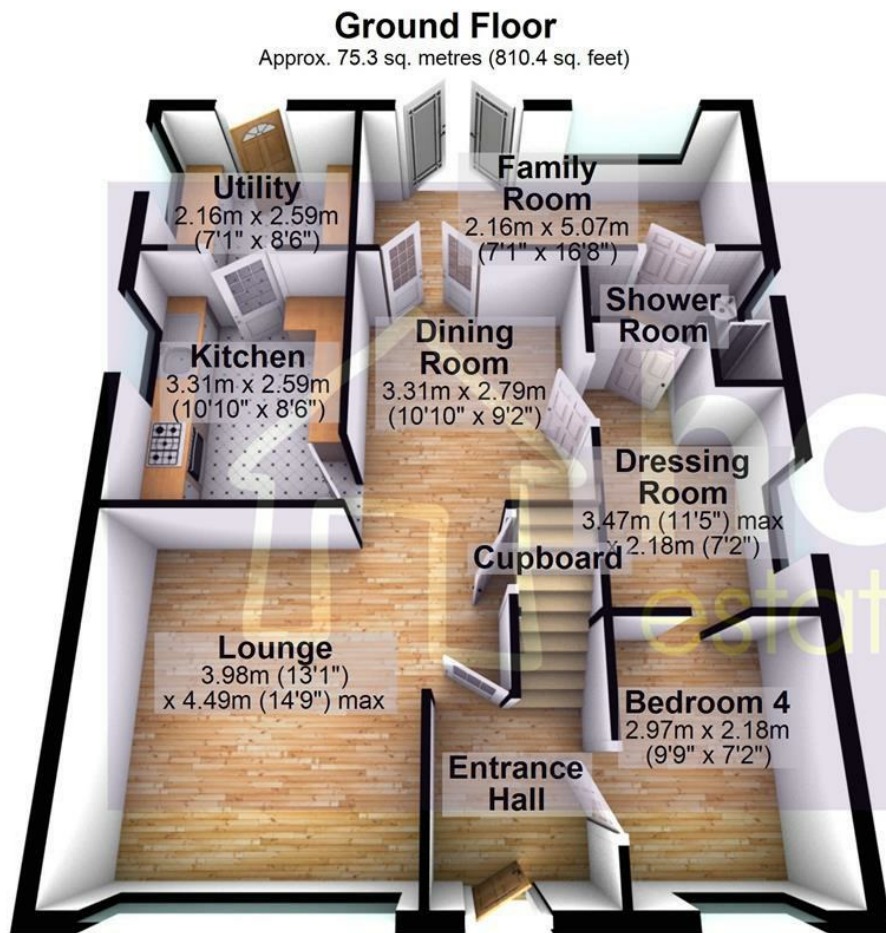
Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a

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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Total area: approx. 115.2 sq. metres (1240.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	70	
(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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