



Mallard Close  
Dukinfield, SK16 5QD

Offers over £365,000



There's no agent like home

Tucked away on a quiet cul-de-sac in a highly sought-after area of Dukinfield, this immaculately presented three-bedroom detached property is set on an enviable corner plot, enjoying generous outdoor space and open views to the rear. Stylishly maintained throughout, the home is perfect for families or those looking for flexible living, with a converted garage offering additional self-contained accommodation—currently used as a bedroom with its own shower room and utility area.

On entering the property, you're greeted by a welcoming hallway that leads into a spacious lounge, which flows seamlessly into a bright and airy dining area—ideal for entertaining or everyday family life. To the rear, a large conservatory overlooks the garden, providing a peaceful retreat with an abundance of natural light. The kitchen is both practical and well-equipped, with ample storage and workspace.

Upstairs, there are three well-proportioned bedrooms, including a generously sized main bedroom with a modern en-suite shower room. The remaining bedrooms are served by a sleek, contemporary family shower room.

Externally, the property continues to impress. The front garden is laid to lawn and bordered by mature plants, while a large block-paved driveway provides ample off-road parking for multiple vehicles. To the side and rear, the low-maintenance paved garden offers a private and secure space to relax, dine, or entertain, enhanced by well-tended borders and views beyond.

The home benefits from gas central heating and double glazing throughout, and is ideally located close to local schools, shops, transport links, and green spaces, making it an excellent choice for a wide range of buyers.

This is a beautifully presented and versatile home that offers both comfort and practicality in a desirable location. Early viewing is essential to fully appreciate what's on offer.



**GROUND FLOOR**

**Hallway**

Door to front, double glazed window to front, radiator, stairs leading to first floor, door to under stairs storage cupboard, doors leading to:

**Lounge** 13'9" x 13'1" (4.18m x 3.99m)

Double glazed box window to front, radiator, tiled floor with under floor heating, open plan to:

**Dining Room** 9'7" x 10'0" (2.93m x 3.05m)

Tiled floor with under floor heating, radiator, double glazed French doors leading to:

**Conservatory** 10'10" x 19'3" (3.30m x 5.87m)

Double glazed windows to sides, two radiators, tiled floor, sliding door leading out to rear garden.

**Kitchen** 9'7" x 9'3" (2.93m x 2.83m)

Fitted with a matching range of high gloss base and eye level units with worktop space over, inset sink with mixer tap with tiled splashbacks, integrated fridge/freezer, built-in oven, built-in hob with extractor hood, built-in microwave, double glazed window to rear.

**FIRST FLOOR**

**Landing**

Double glazed window to side, doors leading to:

**Bedroom 1** 13'9" x 12'2" (4.19m x 3.70m)

Double glazed box window to front, radiator, fitted wardrobes.

**En-suite Shower Room**

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

**Bedroom 2** 10'7" x 12'4" (3.22m x 3.77m)

Double glazed window to rear, radiator, fitted wardrobe.

**Bedroom 3** 9'7" x 7'2" (2.91m x 2.18m)

Double glazed window to rear, radiator, fitted wardrobe.

**Shower Room** 9'4" x 7'2" (2.85m x 2.18m)

Three piece suite comprising shower enclosure, feature wash hand basin with mirror above and low-level WC, tiled

walls, double glazed window to front, heated towel rail, door to storage cupboard.

**OUTBUILDING**

Versatile additional room currently used as a bedroom.

**Entrance/Utility Area** 8'1" x 3'3" (2.46m x 1.00m)

Plumbing for washing machine, space for tumble dryer, doors leading to:

**Bedroom** 11'4" x 7'2" (3.45m x 2.18m)

Double glazed window to side, radiator.

**Shower Room** 5'7" x 4'7" (1.69m x 1.39m)

Three piece suite comprising shower enclosure, wash hand basin and low-level WC, double glazed window to rear, electric heater.

**OUTSIDE**

Spacious and well maintained lawned garden to the front with large block paved driveway providing off road parking for multiple vehicles. Good sized enclosed paved patio garden to the side and rear with planted borders and open views.

**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.







Total area: approx. 121.5 sq. metres (1308.0 sq. feet)

| Energy Efficiency Rating                                        |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very energy efficient - lower running costs                     |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         | 80                      |
| (69-80) C                                                       | 67      |                         |
| (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 <sub>2</sub> ) Rating                  |         |                         |
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |