



Lismore Road
Dukinfield, SK16 4BA

Offers over £265,000

This beautifully maintained three-bedroom semi-detached home is perfectly positioned in a sought-after and convenient area of Dukinfield, offering easy access to local amenities, reputable schools, transport links, and scenic playing fields, making it an excellent choice for families and commuters alike. The property has been thoughtfully laid out to suit modern family living, with a welcoming entrance hall leading to a spacious lounge that opens into a bright and airy dining area. French doors provide a seamless connection to the rear garden, while the open plan design continues through to a well-appointed kitchen, creating a sociable and practical living space.

Upstairs, the property features three generously sized bedrooms, all tastefully decorated, along with a contemporary family bathroom. Each room benefits from natural light and ample storage options, contributing to the home's inviting and comfortable feel.

Externally, the front of the property is enhanced by an imprinted concrete driveway, offering off-road parking for multiple vehicles. The rear garden is a standout feature, being both spacious and low maintenance. It has been attractively landscaped with a paved patio ideal for outdoor dining, an artificial lawn perfect for children to play on, and a raised decking seating area designed for relaxing or entertaining guests.

This delightful home offers the perfect blend of indoor comfort and outdoor living space, making it an ideal choice for growing families or those looking to upsize in a well-connected neighbourhood.

Early viewing is highly recommended to appreciate the space, style, and location on offer.



GROUND FLOOR

Entrance Hall

Door to front, radiator, stairs leading to first floor, door leading to:

Lounge 13'0" x 14'0" (3.95m x 4.27m)

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

Dining Room 9'11" x 10'7" (3.03m x 3.23m)

Radiator, double glazed French doors leading out to rear garden, open plan to:

Kitchen 9'11" x 10'0" (3.03m x 3.05m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, door leading out to side.

FIRST FLOOR

Landing

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

Bedroom 1 10'2" x 13'9" (3.09m x 4.20m)

Double glazed window to rear, radiator.

Bedroom 2 10'7" x 13'9" (3.23m x 4.20m)

Double glazed window to front, radiator.

Bedroom 3 7'6" x 9'5" (2.29m x 2.86m)

Double glazed window to front, radiator.

Bathroom 5'4" x 6'9" (1.62m x 2.07m)

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

OUTSIDE

Imprinted concrete driveway to the front of the property, providing off road parking for several vehicles. Enclosed good sized garden to the rear with paved patio area, artificial lawn and raised decking seating area, brick built storage.

DISCLAIMER

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

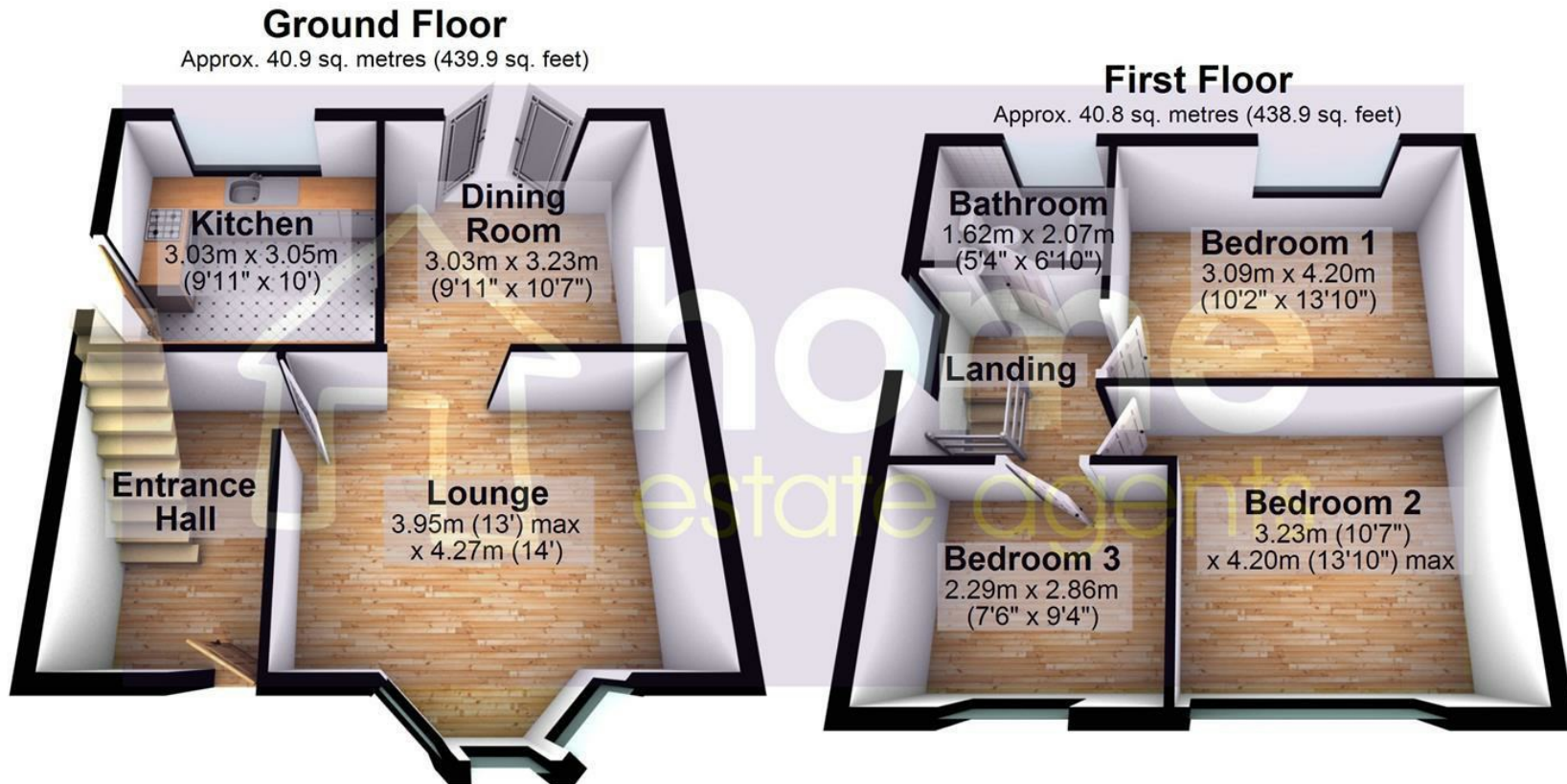
apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes 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. 81.6 sq. metres (878.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	91	94
(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		
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