



Windsor Drive
Dukinfield, SK16 5BY

Offers over £259,950



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This three-bedroom semi-detached property is located at the head of a quiet and highly sought-after cul-de-sac in a popular area of Dukinfield. Set within a well-established residential neighbourhood, it offers spacious and flexible accommodation, and is ideally positioned close to local amenities, excellent transport links, reputable schools, and Dukinfield Golf Club. The property also benefits from adjacent green spaces, providing a pleasant outlook and opportunities for walking and outdoor recreation.

The ground floor features a porch leading into the entrance hall, a well-sized lounge, and a kitchen/diner to the rear offering a practical space for family meals and entertaining.

On the first floor, there are two double bedrooms and a family bathroom. Bedroom three also has additional access via a door from the main bedroom, making it particularly suitable for use as a nursery, dressing room, or home office.

The second floor offers an ancillary loft room, accessed via a loft hatch and ladder, with a storage room. This additional space offers a great versatile area.

Externally, the property boasts a block-paved garden to the front with a driveway providing off-road parking and leading to the garage at the side. The rear garden is fully enclosed and features both paved patio and lawned areas, offering a private space for relaxing or entertaining.

This property presents a great opportunity to purchase a well-located home in a desirable part of Dukinfield. ****Viewing Highly Recommend****



GROUND FLOOR

Porch

Door to side, double glazed windows to front and side, door leading to:

Hall

Radiator, stairs leading to first floor, doors leading to:

Lounge 12'0" x 12'10" (3.66m x 3.90m)

Double glazed window to front, radiator.

Kitchen/Diner 9'10" x 19'2" (2.99m x 5.84m)

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, plumbing for dishwasher, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, two double glazed windows to rear, door leading out to rear garden.

FIRST FLOOR

Landing

Double glazed window to side, access to loft room via ladder, doors leading to:

Bedroom 1 12'0" x 12'10" (3.66m x 3.90m)

Double glazed window to front, radiator, door leading to bedroom three.

Bedroom 2 10'0" x 11'7" (3.05m x 3.53m)

Double glazed window to rear, radiator.

Bedroom 3 8'6" x 9'0" (2.59m x 2.74m)

Double glazed window to front, radiator, door leading to bedroom one.

Bathroom 5'6" x 7'9" (1.68m x 2.35m)

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

SECOND FLOOR

Loft Room 8'7" x 13'6" (2.62m x 4.11m)

Double glazed window to side, open plan to storage area.

OUTSIDE

Block paved garden to the front with driveway to the side leading to the garage. Enclosed garden to the rear with paved patio and lawn area and brick built outbuilding.

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		78
(69-80) C		
(55-68) D	65	
(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