



Milne Close, Dukinfield, SK16 4SN

Offers in the region of £340,000

Immaculate and ready to move into is this superb five bedroom end townhouse offering family sized accommodation of which only a full personal inspection will reveal.

Having been well cared for and much improved by the present owners and is certainly a credit to them with well planned and spacious accommodation that is set over three floors with three double bedrooms (Master bedroom with en suite shower room) on the top floor, to the first floor lies two further double bedrooms and a family bathroom/WC, whilst to the ground floor there is an entrance hallway with cloakroom/WC, a lovely light and airy spacious lounge and a fantastic fitted dining kitchen leading to the conservatory with multi fuel burner and permanent roof for those cozy Autumn/Winter nights. The property benefits from Upvc double glazing and gas central heating. To the outside the property boasts a double driveway to the front with a good sized private garden to the rear ensuring that the property will appeal to even the most discerning of purchasers.

Immaculate Family Sized Accommodation - Viewing Highly Recommended!



GROUND FLOOR

Entrance Hall

Composite double glazed front door, decorative tiled flooring, stairs to the first floor with under stairs storage, ceiling cornices, Upvc double glazed window to the side and radiator.

Cloakroom/WC

Corner wash hand basin, low level WC, Upvc double glazed window to the side elevation, radiator.

Lounge

15'10" x 8'9" (4.82m x 2.67m)

Upvc double glazed window to front, fitted feature fire surround with decorative wood burner effect fire inset, radiator.

Kitchen/Dining Room

11'9" x 15'6" (3.57m x 4.72m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splash backs, space and plumbing for dishwasher, space and plumbing for washing machine, built-in electric oven, built-in four ring gas hob with extractor hood over, double glazed patio doors leading to the conservatory and rear garden beyond, decorative tiled floor, space for fridge/freezer and radiator.

Conservatory

9'4" x 11'6" (2.85m x 3.51m)

Upvc double glazed throughout with double doors, fitted feature fire surround with multi fuel burner for those cozy Autumn/winter nights, TV aerial point, permanent roof.

FIRST FLOOR

Landing

Window to front, stairs to the second floor and radiator..

Bedroom 2/Reception Room

11'10" x 15'6" (3.61m x 4.72m)

Two windows to rear, fitted feature fire surround and radiators.

Bedroom 4

9'9" x 9'7" (2.97m x 2.91m)

Window to front, radiator.

Bathroom/WC

5'7" x 9'7" (1.71m x 2.91m)

White coloured suite comprising panelled bath, pedestal wash hand basin, low level WC, part tiled walls and radiator.

SECOND FLOOR

Landing

Window wo to side.

Bedroom 1

11'1" x 17'9" (3.39m x 5.41m)

Two windows to front, Storage cupboard, fitted recess wardrobe door to en suite and radiator.

En-suite Shower Room

Fitted shower cubicle with mixer shower, pedestal wash hand basin, low level WC, radiator.

Bedroom 3

9'8" x 8'1" (2.95m x 2.47m)

Window to rear, recess fitted wardrobe and radiator.

Bedroom 5

9'8" x 7'1" (2.95m x 2.15m)

Window to rear, recess fitted wardrobe and radiator.

OUTSIDE

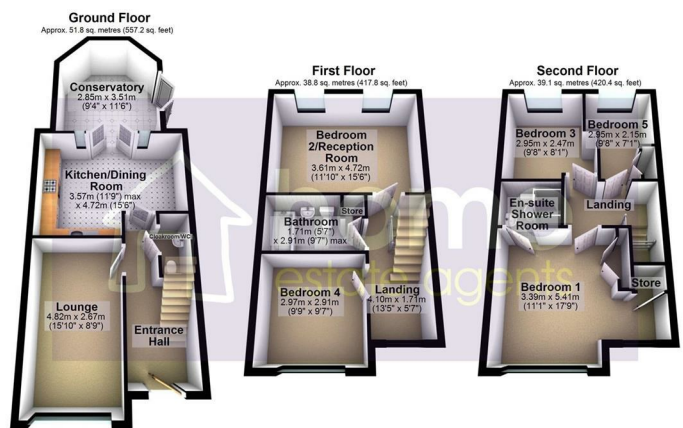
Gardens & Driveway

To the outside the property boasts a double driveway to the front with a good sized private 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.



Total area: approx. 129.6 sq. metres (1395.4 sq. feet)

