



Everest Close
Dukinfield, SK16 4FJ
Offers over £325,000

This stunning three-bedroom detached family home is perfectly tucked away on a sought-after cul-de-sac in Dukinfield, offering both peace and convenience in equal measure. Beautifully presented throughout, it provides an ideal setting for modern family living, with spacious interiors, an integral garage, and a fantastic rear garden.

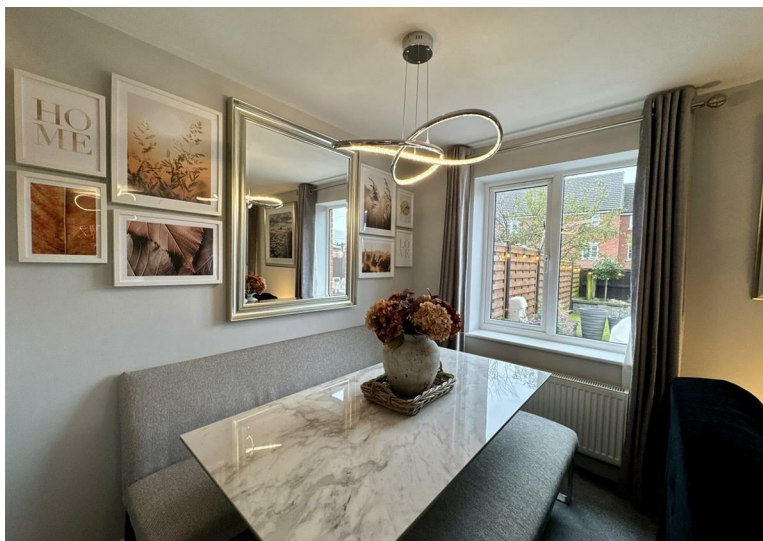
The location is highly desirable, with easy access to the nearby towns each offering a superb variety of shops, cafés, restaurants, and leisure facilities. Excellent transport links make commuting simple and well-regarded schools and lovely local parks are also close by, making this an excellent choice for families.

Inside, the property offers a welcoming and well-designed layout. The entrance hall leads to a modern fitted kitchen, a convenient downstairs WC, and a bright and spacious lounge/diner that spans the rear of the home. French doors open out to the garden, creating a wonderful flow for indoor-outdoor living and making it an ideal space for entertaining or relaxing with the family.

To the first floor are three generous bedrooms, including a stunning master suite complete with a stylish en-suite shower room. The remaining bedrooms are well-proportioned and served by a contemporary family bathroom.

Externally, the home sits behind an attractive frontage with an artificial lawn area, feature planting, and a driveway providing off-road parking leading to the integral garage. The rear garden is fully enclosed and designed for low maintenance, featuring a paved patio area perfect for outdoor dining, a neatly presented artificial lawn ideal area for family gatherings.

This beautiful home combines modern comfort, practicality, and a great location — a perfect choice for families or professionals seeking a move-in-ready property in a popular and well-connected area. ****Viewing Highly Recommended****



GROUND FLOOR

Hall

Door to front, radiator, doors leading to:

Kitchen 13'6" x 7'0" (4.12m x 2.13m)

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

Cloakroom

,Two piece suite comprising, wash hand basin and low-level WC, radiator, double glazed window to side.

Lounge/Diner 11'6" x 19'0" (3.50m x 5.79m)

Double glazed window to rear, radiator, stairs leading to first floor, double glazed French doors leading out to rear garden.

FIRST FLOOR

Landing

Double glazed window to side, doors leading to:

Bedroom 1 13'6" x 12'6" (4.12m x 3.80m)

Double glazed window to front, radiator, built-in storage cupboard, door leading to:

En-suite 6'9" x 8'3" (2.07m x 2.51m)

Three piece suite comprising pedestal wash hand basin, tiled shower area and low-level WC, part tiled walls, double glazed window to front, radiator.

Bedroom 2 11'1" x 10'1" (3.37m x 3.07m)

Double glazed window to rear, radiator.

Bedroom 3 8'0" x 8'7" (2.44m x 2.62m)

Double glazed window to rear, radiator.

Bathroom 8'4" x 9'0" (2.55m x 2.74m)

Tthree piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to side, radiator.

OUTSIDE

Artificial lawn to the front with mature planted frontage and

driveway leading to the integral garage. Enclosed garden to the rear with paved patio area and artificial lawn. with gated access.

Garage 17'0" x 7'10" (5.18m x 2.40m)

Up and over door to the front.

DISCLAIMER

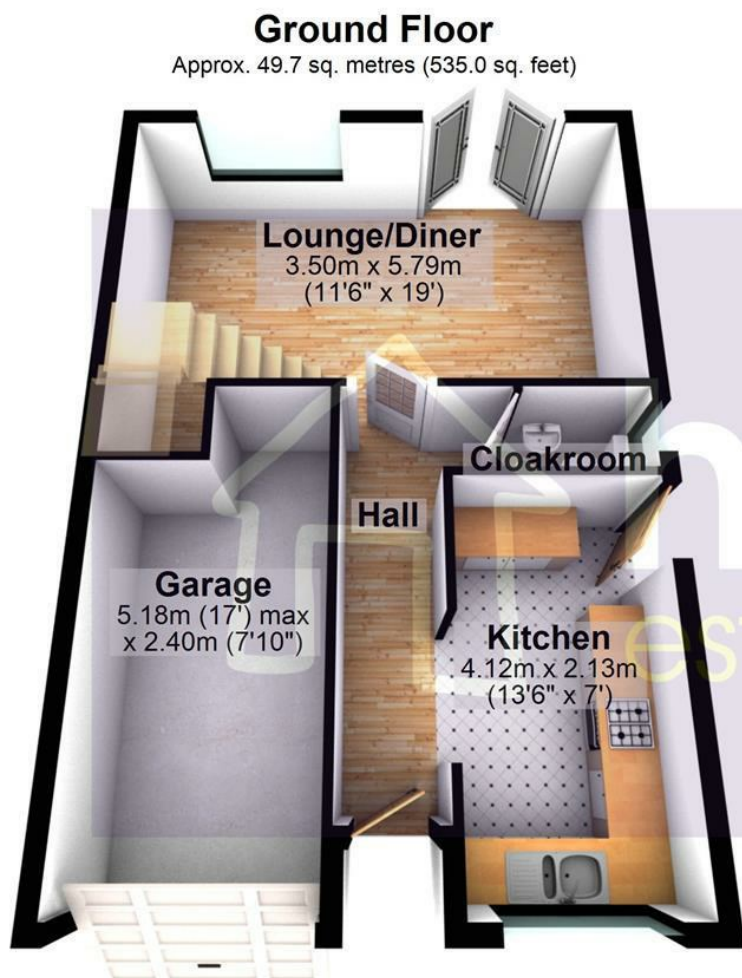
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary 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.

WWW.HOMEEA.CO.UK







Total area: approx. 98.6 sq. metres (1061.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	75	
(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		
England & Wales		EU Directive 2002/91/EC