



**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.

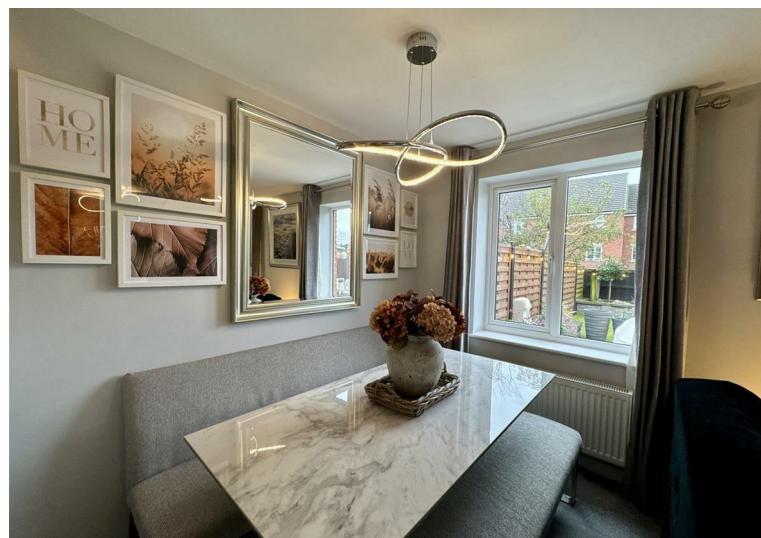
The location is highly desirable, with easy access to the nearby towns each offering a superb variety of shops, cafés, restaurants, and leisure facilities. Excellent transport links make commuting simple and well-regarded schools and lovely local parks are also close by, making this an excellent choice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

Three 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

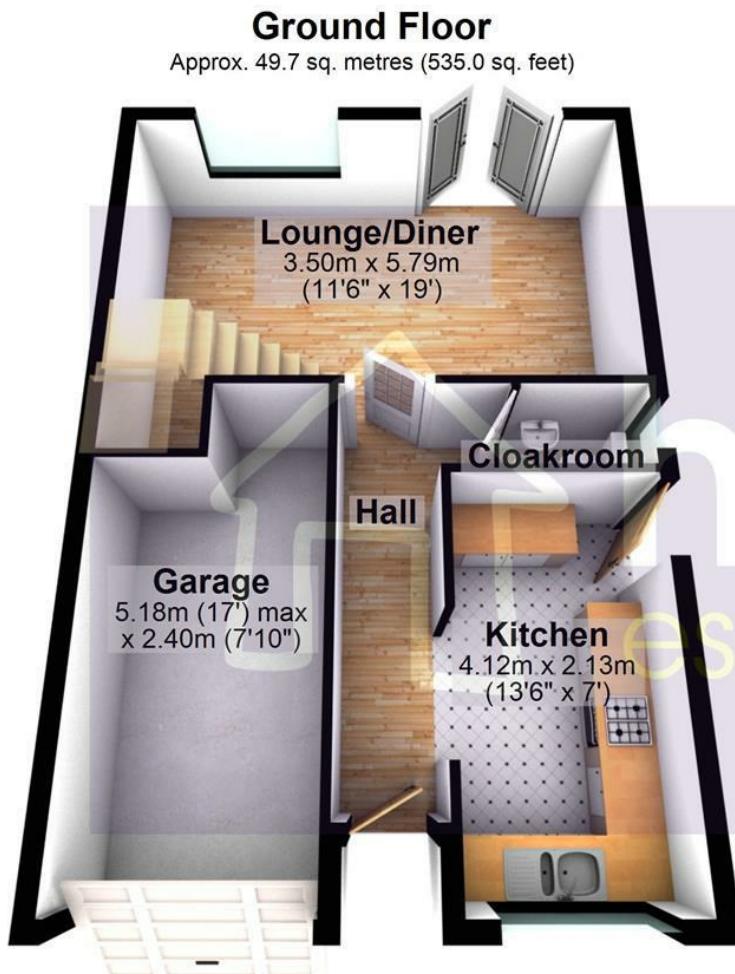
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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		
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Total area: approx. 98.6 sq. metres (1061.5 sq. feet)