



## Cathedral Close, Richmond Park, Dukinfield, SK16 5RN

**Offers over £450,000**

Located on a quiet and sought after Cul de Sac is this well presented five bedroom detached family home situated in the sought after Richmond Park estate in Dukinfield. The property is conveniently located close to local schools, making it an ideal choice for families with children of all ages. It's also within easy reach of a variety of amenities and excellent transport links, providing everything you need for day-to-day living.

On the ground floor, the house features a welcoming hallway opening to bedroom five/study/home office on one side and the other leading to a spacious lounge, perfect for family gatherings and relaxation, dining room with sliding patio doors to the superbly sized conservatory with a permanent roof ensuring enjoyment throughout the year. The modern and large fitted breakfast is equipped with a superb breakfast bar integrated and offering ample space for dining, with French style doors opening to the rear garden, providing a seamless transition between indoor and outdoor living. Adjacent to the kitchen is a practical utility room, offering additional storage and laundry facilities. There is also a cloakroom/WC on this floor for added convenience.

Upstairs, the first floor houses four generously sized bedrooms (The master bedroom and bedroom two includes luxury fitted wardrobes). There is also a well appointed family bathroom/WC ensuring comfort and convenience for the whole family. Outside, the front of the property boasts a well-maintained lawned garden with a block paved driveway providing parking for three/four vehicles. The rear south facing garden is a highlight of the home, featuring a good-sized, well-kept lawn, a decked patio area ideal for outdoor dining and entertaining, and a beautifully planted border, creating a peaceful and private outdoor oasis.

This spacious family home, with its modern amenities and desirable location, offers an excellent opportunity for those looking to settle in a vibrant community. Viewing Recommended!



## GROUND FLOOR

### Entrance Hall

### Lounge

14'6" x 12'3" (4.41m x 3.73m)

### Dining Room

9'7" x 7'6" (2.92m x 2.29m)

### Conservatory

12'8" x 14'5" (3.86m x 4.40m)

### Kitchen/Breakfast Room

9'7" x 16'11" (2.92m x 5.15m)

### Utility Room

5'8" x 9'1" (1.72m x 2.76m)

### WC

### Bedroom 5/Study/Office

11'1" x 9'1" (3.38m x 2.76m)

## FIRST FLOOR

### Landing

### Bedroom 1

13'0" x 8'7" (3.95m x 2.62m)

### Bedroom 2

13'1" x 8'6" (4.00m x 2.58m)

### Bedroom 3

11'1" x 8'7" (3.39m x 2.62m)

### Bedroom 4

8'4" x 7'0" (2.55m x 2.14m)

### Bathroom/WC

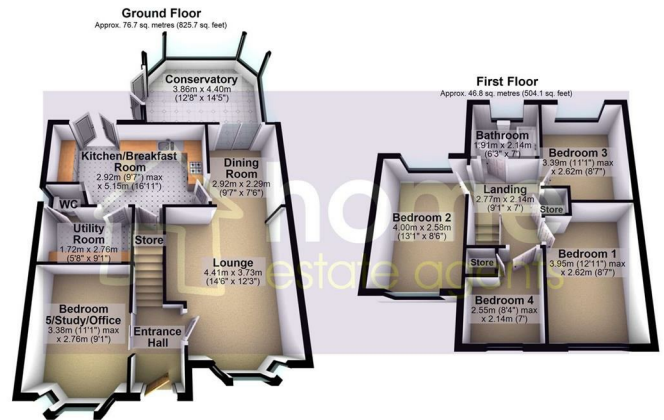
## OUTSIDE

### Gardens & Driveway

## DISCLAIMER

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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. 123.5 sq. metres (1329.8 sq. feet)

