



Macauley Close, Dukinfield, SK16 5DT

Offers over £325,000

---- 3D FLOORPLANS & VIRTUAL TOUR ---- Home Estate Agents are pleased to offer for sale this fantastically extended three bedroom semi detached property not only offering well cared for, much improved and well planned accommodation but is also located on a sought after cul de sac with good sized gardens to both the front and rear but also with Gorse Hall literally upon your doorstep which provides superb open views, local walks and a way of life that few properties can offer.

As previously stated the property is extended and is located on a quiet cul de sac and rarely available and has well planned and deceptively spacious accommodation that briefly comprises: To the ground floor, entrance porch with porthole window with views to Gorse Hall, bright and airy lounge, excellent open plan living/family room with kitchen area, dining area and breakfast bar and with patio doors, sky light windows flooding the room with light with the additional benefit of having a downstairs WC. Whilst to the first floor there are three good sized bedrooms and contemporary refitted bathroom/WC. To the outside the property has a garden and large driveway to the front providing parking for two/three vehicles and leads to the rear which again has a good sized garden being tiered with a raised composite decked patio area. The property is further complemented by Upvc double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers!

Impressive Property Throughout, quiet cul de sac and literally a stone's throw from Gorse Hall! View Today!



GROUND FLOOR

Porch

Hall

Lounge

13'2" x 13'6" (4.01m x 4.12m)

Open Plan Living/Family Room & Kitchen

20'7" x 16'10" (6.28m x 5.12m)

WC

FIRST FLOOR

Landing

Bedroom 1

13'11" x 10'0" (4.24m x 3.06m)

Bedroom 2

9'11" x 9'1" (3.03m x 2.76m)

Bedroom 3

9'2" x 6'5" (2.80m x 1.96m)

Bathroom/WC

OUTSIDE

Gardens & driveway

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.

