



## Angel Close, Dukinfield, SK16 4XA

### Offers over £365,000

Welcome to your dream family home nestled in a serene cul-de-sac, just a stone's throw away from the picturesque Dukinfield Park and Cricket Club. This inviting property offers not only a peaceful ambiance but also convenient access to local amenities and transportation links, ensuring the perfect balance of tranquility and accessibility.

Step into a generously proportioned lounge/diner, perfect for entertaining or relaxing with loved ones, this inviting space features doors leading seamlessly to a large conservatory. Hosting dinner parties or family meals is a delight in the separate dining room, which effortlessly flows into the kitchen. With doors opening to the conservatory, it offers a seamless transition to indoor-outdoor living. The open-plan kitchen is designed for both functionality and style, making meal preparation a pleasure. Retreat to one of four well-proportioned bedrooms, each offering comfort and privacy. Whether used as sleeping quarters, a home office, or a hobby room, these versatile spaces adapt to your lifestyle. A family bathroom completes the upper level, providing convenience and comfort for daily routines. The front of the property features a beautifully maintained lawned garden with planted borders, adding to its curb appeal. A driveway provides off-road parking and leads to a garage, offering ample storage and parking space. To the rear, the enclosed garden offers a private oasis, featuring a paved patio, steps leading up to a lush lawn area, and a further patio seating area surrounded by planted borders.

Don't miss out on this fantastic opportunity to own a spacious and well-appointed home in a highly desirable location. **\*\*Viewing Highly Recommended\*\***





## GROUND FLOOR

### Hallway

Door to front, radiator, stairs leading to first floor, door to storage cupboard, doors leading to:

### Lounge/Diner

23'4" x 11'3" (7.10m x 3.44m)

Double glazed bow window to front, two radiators, sliding doors leading to conservatory.

### Dining Room

11'0" x 9'1" (3.35m x 2.77m)

Radiator, sliding door leading to the conservatory, open plan to:

### Kitchen

9'0" x 7'6" (2.74m x 2.29m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, integrated dishwasher and washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear.

### Conservatory

13'0" x 16'6" (3.96m x 5.02m)

Double glazed windows to sides, radiator, door leading out to rear garden.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1

14'7" x 10'10" (4.44m x 3.31m)

Double glazed window to front, radiator.

### Bedroom 2

8'9" x 11'0" (2.67m x 3.35m)

Double glazed window to rear, radiator.

### Bedroom 3

10'7" x 7'6" (3.22m x 2.29m)

Double glazed window to rear, double glazed window to front, radiator.

### Bedroom 4

9'7" x 6'7" (2.92m x 2.00m)

Double glazed window to front, radiator.

### Bathroom

5'5" x 6'7" (1.65m x 2.00m)

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, radiator, double glazed window to rear.

## OUTSIDE

Lawned garden with planted borders to the front with driveway leading to the garage. Enclosed garden to the rear with paved patio areas and lawned garden.

### Garage

16'5" x 7'6" (5.00m x 2.29m)

Up and over door.

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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.

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