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3 Trinity Close, Dukinfield, SK16 5JE

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## Asking Price £280,000

We are proud to present this immaculate semi-detached house for sale. This house is a blend of character and modern conveniences, making it a perfect family home.

As you step into the property, you are greeted by one reception room which is a peaceful and comfortable space, boasting large windows that flood the room with natural light and a beautiful feature fireplace that adds a touch of cosy charm. The room also features wooden floors and an extra sitting area enhancing the warm and inviting atmosphere of the home.

The property offers a total of three bedrooms, with the master bedroom offering generous space for a double bed. The other two bedrooms maintain the high standard set throughout the property.

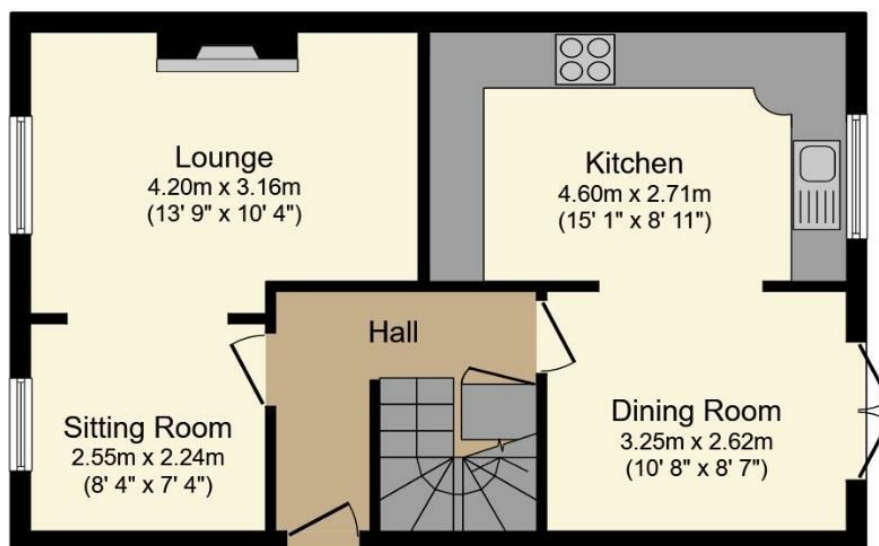
The house comes with a naturally lit kitchen that promises to be a delight for those who enjoy cooking, the dining room offers access to the garden, further extending the living space and providing a wonderful setting for relaxation or entertaining.

Externally, the property does not disappoint. It is ideally located in a quiet cul de sac in a highly sought-after location. It is within easy reach of public transport links, local amenities, green spaces, nearby parks and schools.

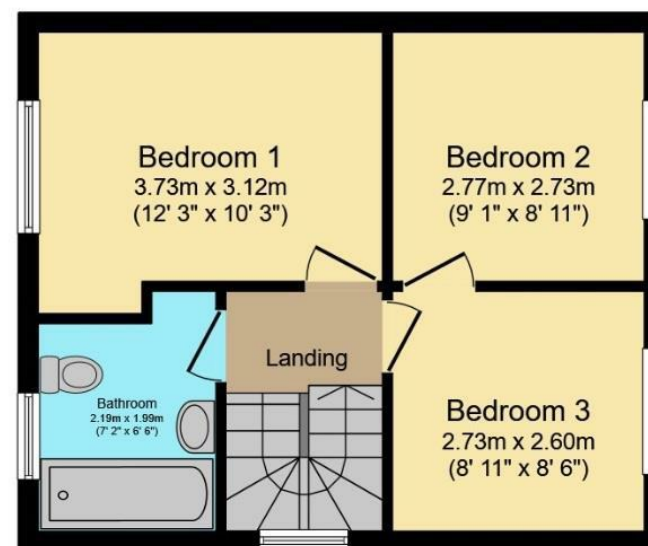
Additional notable feature of this property include ample parking and a large rear garden with lots of potential.

Viewing is a must.

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**Ground Floor**

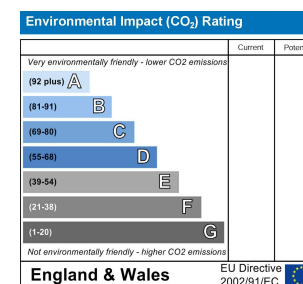
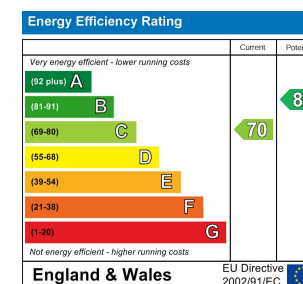


**First Floor**

Total floor area 83.2 m<sup>2</sup> (895 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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**Lounge**  
13'9 x 10'4

**Sitting Room**  
8'4 x 7'4

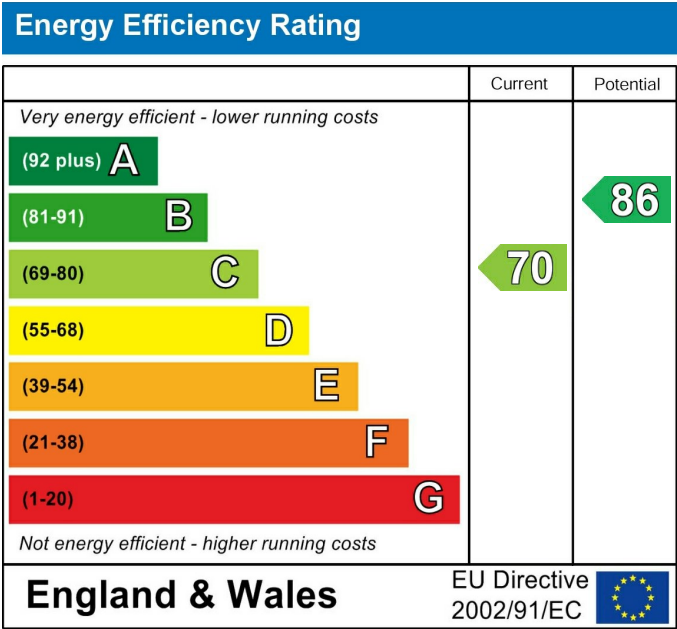
**Kitchen**  
15'1 x 8'11

**Dining Room**  
10'8 x 8'7

**Bedroom 1**  
12'3 x 10'3

**Bedroom 2**  
9'1 x 8'11

**Bedroom 3**  
8'11 x 8'6



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

