



## Tennyson Avenue, Dukinfield, SK16 5DR

Offers over £410,000

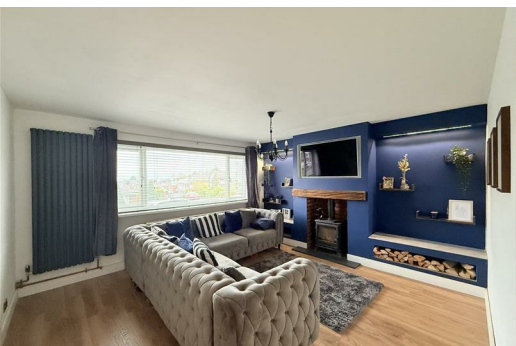
A fantastic opportunity to purchase a superb four bedroom executive detached family home, ideally positioned in a popular and highly regarded location close to Dukinfield Golf Club. The property is conveniently situated for a wide range of local amenities, services, well-regarded schools and excellent public transport links, making it an ideal choice for growing families. Gorse Hall and Cheetham Park are also nearby, offering excellent opportunities to enjoy the outdoors with scenic walks and green open spaces.

Occupying a desirable corner plot, this generously proportioned and beautifully presented home offers spacious and versatile accommodation throughout. The ground floor comprises an inviting entrance hall, a comfortable sitting room and a further lounge which flows seamlessly into a modern open plan kitchen/diner. This impressive space continues through to a family room, creating the perfect hub for everyday living and entertaining, with patio doors opening directly onto the rear garden. A separate utility room and a convenient downstairs WC complete the ground floor accommodation.

To the first floor there are four well-proportioned bedrooms, including a superb main bedroom benefitting from a dressing room and a stylish en-suite shower room. The remaining bedrooms are served by a lovely four-piece family bathroom, finished to a high standard.

Externally, the property enjoys a lawned garden and double driveway to the front, providing ample off-road parking. To the rear is a generous enclosed garden featuring a large paved patio area ideal for outdoor dining and entertaining, with steps leading up to a raised lawn section, offering a space for children and family enjoyment.

This is a truly impressive family home in a sought-after location and early viewing is highly recommended.



## GROUND FLOOR

### Hall

Door to front, stairs leading to first floor, doors leading to:

### Sitting Room

18'1" x 11'1" (5.50m x 3.38m)

Double glazed window to front, radiator.

### Lounge

13'1" x 15'6" (4.00m x 4.73m)

Double glazed window to front, feature inglenook fireplace with log burner, radiator, door to storage cupboard, open plan to:

### Kitchen/Diner

10'10" x 18'0" (3.29m x 5.49m)

Fitted with a matching range of units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, integrated fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to side, door leading to utility, open plan to:

### Family Room

8'2" x 16'9" (2.49m x 5.11m)

Double glazed sliding patio door opening to rear garden.

### Utility Room

5'10" x 7'0" (1.79m x 2.14m)

Plumbing for washing machine, space for tumble dryer, double glazed window to rear, radiator, door leading out to rear, door leading to:

### WC

Two piece suite comprising, pedestal wash hand basin and low-level WC, radiator, double glazed window to rear.

## FIRST FLOOR

### Landing

Doors leading to:

### Dressing Area

7'10" x 11'1" (2.39m x 3.38m)

Doors leading to:

### Bedroom 1

9'9" x 11'1" (2.97m x 3.38m)

Double glazed window to front, radiator.

### En-suite

Three piece suite comprising vanity wash hand basin, walk-in shower area and low-level WC, tiled walls, double glazed window to rear, heated towel rail.

### Bedroom 2

12'1" x 11'11" (3.68m x 3.62m)

Double glazed window to front, radiator.

### Bedroom 3

11'10" x 10'4" (3.61m x 3.16m)

Double glazed window to rear, radiator.

### Bedroom 4

9'1" x 6'10" (2.77m x 2.09m)

Double glazed window to front, radiator, door to storage cupboard.

### Bathroom

5'10" x 11'7" (1.79m x 3.53m)

Four piece suite comprising deep bath, vanity wash hand basin, walk-in shower area and low-level WC, part tiled walls, double glazed window to rear.

## OUTSIDE

Lawned garden and double driveway to the front. Enclosed good sized garden to the rear with large paved patio and steps leading up to lawned area.

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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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Total area: approx. 146.9 sq. metres (1581.2 sq. feet)

