



Yew Tree Lane, Dukinfield, SK16 5DB

Offers in the region of £425,000

Nestled on the charming Yew Tree Lane in Dukinfield, this impressive semi-detached house offers a perfect blend of space and comfort, ideal for family living. Spanning three floors, the property boasts five generously sized bedrooms, providing ample room for relaxation and privacy. With three well-appointed bathrooms, morning routines will be a breeze for the entire household.

The heart of the home is a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings with family. The layout is thoughtfully designed to maximise both space and functionality, ensuring that every corner of the home is utilised effectively.

One of the standout features of this property is the expansive driveway, offering plenty of parking for multiple vehicles, a rare find in many homes today. Additionally, the beautiful sunset garden provides a serene outdoor space, ideal for unwinding after a long day or hosting summer gatherings.

This delightful home is not just a place to live; it is a sanctuary where memories can be made. With its prime location in Dukinfield, you will enjoy the benefits of a friendly community while being conveniently close to local amenities and transport links. This property is a must-see for anyone seeking a spacious and inviting family home.



GROUND FLOOR

Porch

4'0" x 6'10" (1.21m x 2.09m)
Door.

Hall

3'0" x 7'6" (0.92m x 2.29m)
Window to front, stairs, door to:

Toilet

3'0" x 5'10" (0.92m x 1.78m)
Window to side, radiator.

Kitchen diner / living room

22'3" x 6'7" (6.79m x 2.00m)
Window to front, window to rear, radiator, two double radiators,
double door, door to:

FIRST FLOOR

Landing

Window to side, window to front, stairs.

Bedroom 1

13'2" x 9'4" (4.02m x 2.84m)
Window to rear, door to:

Walk-in Wardrobe

5'11" x 7'6" (1.80m x 2.29m)
Open plan, door to:

En-suite

4'0" x 7'6" (1.23m x 2.29m)
Window to rear, heated towel rail.

Bedroom 2

12'10" x 11'0" (3.91m x 3.36m)
Double glazed window to front, radiator, door.

Cupboard

3'8" x 2'6" (1.12m x 0.76m)
Door to:

SECOND FLOOR

Landing

9'1" x 2'10" (2.77m x 0.87m)
Window to side.

Bedroom 3

10'0" x 6'2" (3.04m x 1.87m)
Window to rear, radiator, door to:

Bedroom 4

9'5" x 11'3" (2.88m x 3.42m)
Window to rear, double door, door to:

Bedroom 5

11'7" x 8'10" (3.54m x 2.69m)
Window to front, double door, door to:

Bathroom

8'7" x 5'5" (2.62m x 1.64m)
Window to front, heated towel rail, door to:



Total area: approx. 123.7 sq. metres (1331.6 sq. feet)

