



## 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 to side, door leading to:

### Hall

Window to front, stairs leading to first floor, door leading to:

### Kitchen/Diner / Living Room

26'4" x 17'8" (8.03m x 5.39m)

Open plan living area, double glazed window to front, double glazed window to rear, radiators, double glazed French doors leading out to rear garden, kitchen area fitted with matching base and eye-level units, insert sink and drainer with mixer tap, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, door leading to:

### WC

3'0" x 5'10" (0.92m x 1.78m)

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

## FIRST FLOOR

### Landing

Double glazed windows to front and side, stairs leading to second floor, doors leading to:

### Bedroom 1

13'2" x 9'4" (4.02m x 2.84m)

Double glazed window to rear, radiator, double glazed French doors opening to Juliette balcony, open plan to:

### Walk-in Wardrobe

5'11" x 7'6" (1.80m x 2.29m)

Door to storage cupboard, door leading to:

### En-suite

4'0" x 7'6" (1.23m x 2.29m)

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

### Bedroom 2

12'10" x 11'0" (3.91m x 3.36m)

Double glazed window to front, radiator.

## SECOND FLOOR

### Landing

9'1" x 2'10" (2.77m x 0.87m)

Double glazed window to side, doors leading to:

### Bedroom 3

10'0" x 6'2" (3.04m x 1.87m)

Double glazed window to rear, radiator.

### Bedroom 4

9'5" x 11'3" (2.88m x 3.42m)

Double glazed window to rear, radiator, door to built-in storage cupboard.

### Bedroom 5

11'7" x 8'10" (3.54m x 2.69m)

Double glazed window to front, radiator, door to built-in storage cupboard.

### Bathroom

8'7" x 5'5" (2.62m x 1.64m)

Three piece suite comprising bath with shower over, vanity wash hand basin and low-level WC, double glazed window to front, heated towel rail, door to storage cupboard.

## OUTSIDE

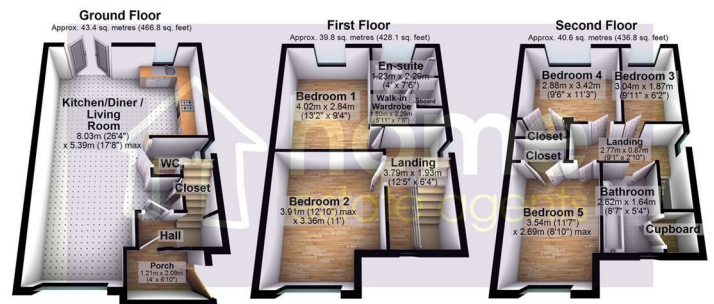
Spacious driveway to the front providing ample off road parking. Enclosed garden to the rear with pave patio and lawn area.

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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.

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

