



## Yew Tree Lane, Dukinfield, SK16 5DB

### Offers in the region of £415,000

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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