



Yew Tree Lane, Dukinfield

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Yew Tree Lane

Dukinfield, Dukinfield

Step inside this immaculate property to discover a truly magnificent home, with an abundance of fantastic rooms on all floors. This property does not fail to excite on any level.

The remodelled first floor welcomes you with an entrance hall to kick off your coats and boots after a long day.

Head through the door and enter the stunning open plan living area, seamlessly connecting the stylish living room with the exquisite kitchen boasting a central island, ideal for culinary enthusiasts. Open the bi-folding doors and welcome in the afternoon sun whilst watching the children play in the garden.

There is plenty of worktop and storage cupboard space with integrated fridge freezer and dishwasher. This modern bright space is welcoming and ready for your next dinner party.

The living area boasts a beautiful bay window and can house any size combination of sofa, offering a lovely seating area for reading, family film night or relaxing in.

The property also has a convenient downstairs WC for your visiting guests.





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Head up to the second floor using the beautiful oak and glass staircase to reveal an elegant Principal suite complete with a luxurious dressing room and ensuite bathroom.

Enjoy the natural light streaming in through the French doors and Juliet balcony highlighting the meticulous attention to detail in every corner of this remarkable suite.







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With three further bedrooms and a bathroom on the third floor this home offers versatile living space for families or individuals seeking sophistication and comfort.

There is scope for teenagers to escape to their own floor or for guests to have their own peace and quiet.





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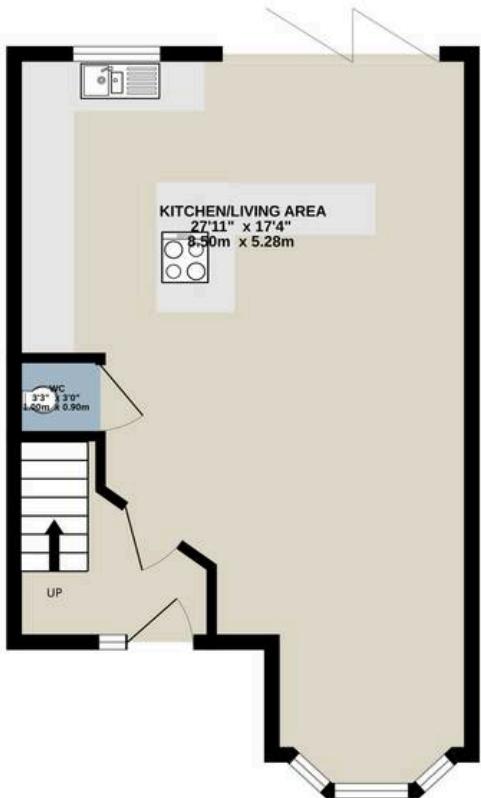
Outside, the property offers a delightful south-facing low-maintenance garden, perfect for alfresco dining and relaxation. The garden presents a beautiful artificial lawn and a raised decking area, providing ample space for outdoor activities and entertaining.

The property also features a driveway with room for three cars, ensuring parking is never an issue for residents and guests. This attractive residence not only shines with its interior charm but also boasts beautiful front kerb appeal, creating a welcoming ambience from the moment you arrive.

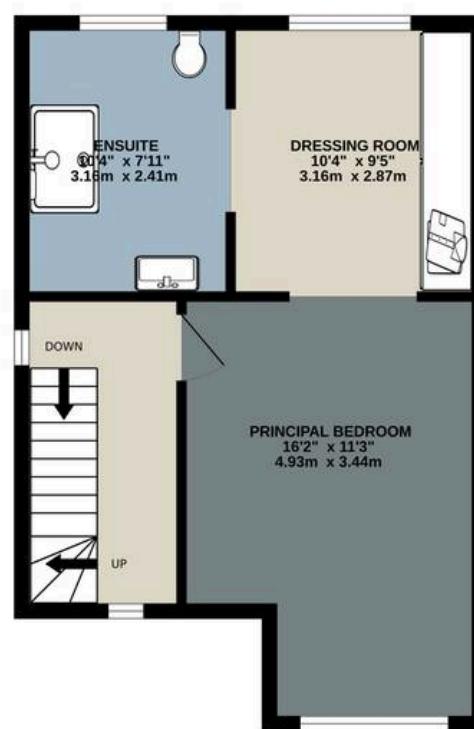




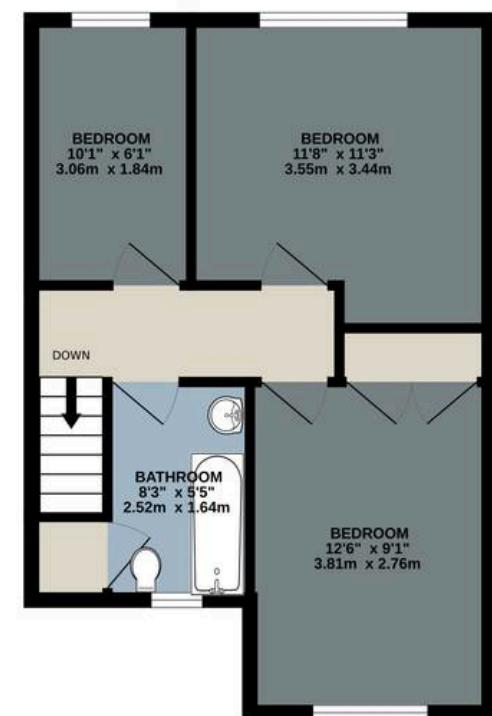
GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
419 sq.ft. (39.0 sq.m.) approx.



2ND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 1263 sq.ft. (117.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The property sits on the edge of Dukinfield Golf Club, you can be blowing away the cobwebs within minutes from home, there are endless routes to take with the dog, or take the children to see the horses and then enjoy refreshments at one of the pubs along your route. If the bright lights of Manchester are more your thing, you can begin your shopping in under 30 minutes. If you prefer the car the M60/M67 are 10 minutes driveway, as are many supermarkets for the weekly shop.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Immaculate Remodelled 3 Story Semi Detached
- Open Plan Living
- Stunning Kitchen With Island
- Downstairs WC
- Exquisite Principle Suite With Dressing Room And Ensuite
- Beautiful Feature Oak and Glass Stair Case
- South Facing Low Maintenance Garden
- Within Walking Distance Of Dukinfield Golf Course
- Off Road Parking For Multiple Cars





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