



Angel Close, Dukinfield, SK16 4XA

Offers over £245,000

Occupying a pleasant position within a cul-de-sac in a well regarded residential location, this attractive home stands on a generous plot and offers excellent potential for further development. To the front of the property there is an extensive driveway which provides off-road parking for several vehicles, making it particularly appealing for families or households with multiple cars. The plot also offers scope for a substantial side extension, with the potential for a two-storey addition (subject to the necessary planning permissions), allowing future owners the opportunity to expand the living space considerably.

Inside, the ground floor accommodation is thoughtfully arranged to provide comfortable and practical living. A porch leads through to a spacious lounge which creates a relaxing environment for everyday living. The lounge opens through to a separate dining area, perfectly suited to family dining or entertaining guests. Double doors from the dining room lead into a bright conservatory overlooking the rear garden, offering a versatile additional reception space that can be enjoyed throughout the seasons. The kitchen is conveniently positioned just off the dining area and provides a practical space for food preparation.

The first floor comprises three well-proportioned bedrooms, making the property ideal for families, couples, or those needing a dedicated workspace from home. The principal bedroom offers generous accommodation, while the remaining bedrooms provide flexible use as children's rooms, guest rooms, or a study. A family bathroom is located off the landing and serves all bedrooms.

Outside, the property benefits from a private rear garden which provides a pleasant setting for outdoor relaxation, entertaining, or family use. The sizeable plot further enhances the property's future potential. Conveniently positioned close to local amenities, reputable schools, and transport links and offered with no vendor chain.



GROUND FLOOR

Porch

Double doors to front, two double glazed windows to side, door leading to:

Lounge

11'11" x 15'9" (3.63m x 4.80m)

Double glazed bay window to front, feature fireplace with inset living flame effect fire, radiator, stairs leading to first floor, open plan to:

Dining Room

11'5" x 7'11" (3.48m x 2.41m)

Radiator, double doors leading to conservatory, door leading to:

Kitchen

11'1" x 7'6" (3.38m x 2.29m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in eye level oven, built-in hob with extractor hood over, double glazed window to rear.

Conservatory

Double glazed windows to sides, double doors opening out to rear garden. .

FIRST FLOOR

Landing

Double glazed window to side, door to storage cupboard, doors leading to:

Bedroom 1

14'8" x 8'11" (4.47m x 2.71m)

Double glazed window to front, radiator, fitted bedroom furniture.

Bedroom 2

8'8" x 8'11" (2.64m x 2.71m)

Double glazed window to rear, radiator, fitted bedroom furniture.

Bedroom 3

9'6" x 6'6" (2.90m x 1.99m)

Double glazed window to front, fitted bedroom furniture.

Bathroom

Three piece suite comprising, panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to rear, radiator.

OUTSIDE

Lawned garden to the front with driveway leading down the side providing ample off road parking. Garden to the rear mainly laid to lawn and paved patio area.

DISCLAIMER

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/herself 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.

WWW.HOMEA.CO.UK

