



## Butterley Close, Dukinfield, SK16 5QX

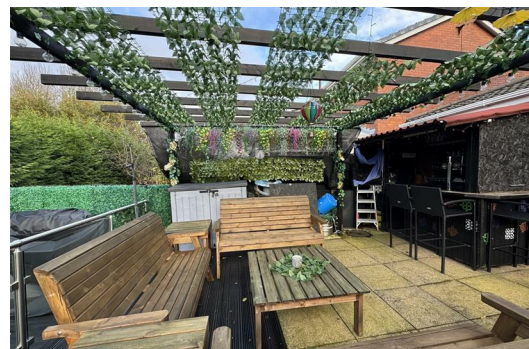
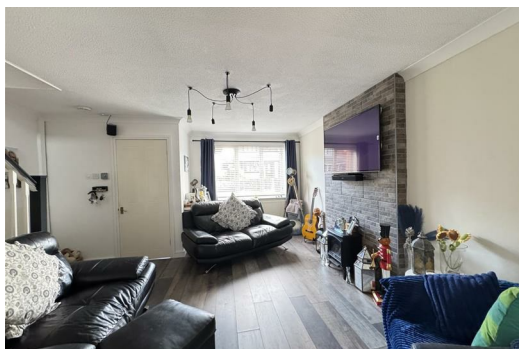
### Offers in the region of £315,000

Situated on a pleasant and quiet cul-de-sac, this well-presented three bedroom detached family home offers a warm and versatile living space that's perfectly suited to growing families. Its position is ideal, placing you within a short distance of a variety of everyday amenities including local shops, well-regarded schools, and excellent transport links, ensuring convenience is always close at hand.

Inside, the property opens with an inviting entrance hall leading through to a bright and comfortable lounge, a lovely place to unwind at the end of the day. The spacious kitchen/diner sits to the rear and is designed for modern family life, offering generous storage and worktop space along with room for a dining table. Patio doors open directly out to the rear garden, creating a seamless indoor-outdoor flow that's ideal for mealtimes or entertaining. There is also a useful ground floor WC, adding extra practicality for busy family life.

Upstairs, there are three well-proportioned bedrooms, with the main bedroom enjoying its own en-suite for added privacy and convenience. A modern family shower room completes the first floor.

Externally, the home benefits from a block-paved driveway at the front, providing ample off-road parking for multiple vehicles. A particular standout is the large garage, thoughtfully split into two sections, providing superb flexibility for storage, a workshop area, hobby space, or even a home gym. To the rear, the enclosed garden is a real highlight, offering both paved patio and decking areas that provide plenty of seating options—perfect for al fresco dining, morning coffees, or summer evenings spent outdoors. Viewing is highly recommended.





## GROUND FLOOR

### Entrance Hall

Door to front, door leading to:

### WC

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

### Lounge

15'4" x 14'11" (4.68m x 4.55m)

Double glazed window to front, radiator, stairs leading to first floor, door to understairs, storage, door leading to:

### Kitchen/Diner

9'0" x 14'11" (2.74m x 4.55m)

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 dishwasher, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, built-in microwave, radiator, double glazed sliding patio door leading out to rear garden.

## FIRST FLOOR

### Landing

Radiator, doors leading to:

### Bedroom 1

13'0" x 8'6" (3.96m x 2.59m)

Double glazed window to front, radiator, built-in wardrobes, door leading to:

### En-suite

Three piece suite comprising vanity wash hand basin, shower enclosure and low-level WC, part tiled walls, heated towel rail.

### Bedroom 2

8'7" x 8'4" (2.61m x 2.54m)

Double glazed window to rear, built-in wardrobes, radiator.

### Bedroom 3

9'9" x 6'1" (2.98m x 1.85m)

Double glazed window to front, radiator.

### Shower Room

5'5" x 6'6" (1.65m x 1.98m)

Three piece suite comprising shower enclosure, vanity wash hand basin and low-level WC, part tiled walls, double glazed window to rear, radiator.

## OUTSIDE

Block paved driveway to the front providing ample off road parking leading to the garage. Enclosed garden to the rear with paved patio and decking seating areas.

### Garage

11'2" x 7'4" (3.41m x 2.24m)

Up and over door to the front, door leading to:

### Garage

16'10" x 7'2" (5.13m x 2.18m)

Access door to rear.

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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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