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Masefield Close, Dukinfield, SK16 5DY

This substantially extended, immaculately presented, four bedroom, family home immediately abuts open countryside and enjoys far reaching views. Only an internal inspection will fully reveal the size and quality of accommodation on offer which has been improved and maintained to the highest of standards by the current owners.

The property has stunning views and immediately accessible countryside walks as well as being within easy reach of all local amenities and several highly regarded junior and high schools and we are of the opinion that the property is ideally suited to a growing family. Stalybridge, Ashton under Lyne and Hyde Town Centres are all readily accessible and provide a wide range of shopping and recreational amenities as well as excellent commuter links. For the security conscious a comprehensive alarm and CCTV system are in place.

Offers Over £350,000

Masefield Close, Dukinfield, SK16 5DY

- Superbly Presented 4 Bedroom, 2 Bathroom Semi Detached
 - 2 Reception Rooms plus Stunning Breakfast Kitchen
 - uPVC Double Glazed Conservatory
 - Stylishly Re-fitted Shower Room Plus Further Bathroom
- Immediately Adjacent to Open Countryside
 - Ample Off Road Parking Plus Extended Detached Garage
 - Easy Access to all Neighbouring Town Centres
- Extended Ground Floor and First floor Accommodation
 - Well Regarded Cul de Sac Position
 - Schools in Close Proximity

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The Accommodation briefly comprises:

Entrance Porch, Entrance Hallway, Lounge with feature fireplace, extended Dining Room leading into the uPVC double glazed Conservatory, extended Breakfast Kitchen with a range of modern wall and floor mounted units

First Floor Landing with potential work station area with stunning countryside views, 4 well proportioned Bedrooms (Master with fitted wardrobes), stylishly re-fitted Shower Room plus further Bathroom with modern white suite

Externally the front garden is laid to lawn with border plants and shrubs, there is a driveway providing ample off road parking to the gable elevation and this leads to an extended Detached Garage with power and lighting. The rear garden has tiered decking providing a low maintenance outdoor entertaining space.

The Accommodation in Detail:

Entrance Porch

7'6 x 4'6 (2.29m x 1.37m)
uPVC double glazed front door and windows, laminate flooring

Entrance Hallway

with contemporary glass balustrade, uPVC double glazed double doors from the porch, understairs storage cupboard, recessed spotlights, central heating radiator

Lounge

13'1 x 10'8 (3.99m x 3.25m)
uPVC double glazed bow window, feature fireplace with living flame coal effect gas fire, central heating radiator

Dining Room

18'3 x 9'6 max (5.56m x 2.90m max)
Laminate flooring, central heating radiator, uPVC double glazed patio doors to Conservatory

Conservatory

9'6 x 6'11 (2.90m x 2.11m)
uPVC double glazing, contemporary central heating radiator

Breakfast Kitchen

18'4 x 7'3 (5.59m x 2.21m)
One and a half bowl inset sink unit with quartz work surfaces, contemporary range of wall and floor mounted units having plynth lighting, four ring gas hob with extractor unit over, integrated fridge freezer, integrated oven, plumbed for automatic washing machine, breakfast bar, recessed spotlights, built-in storage cupboard, laminate flooring, two uPVC double glazed windows, uPVC double glazed rear door, contemporary central heating radiator

First Floor:

Landing

Contemporary glass guard rail, loft access with pull down ladders and storage boarding, recessed spotlights, work station area with uPVC double glazed window.

Bedroom (1)

12'10 x 9'8 plus wardrobe depth (3.91m x 2.95m plus wardrobe depth)
Built-in airing cupboard, fitted wardrobes, uPVC double glazed windows, central heating radiator, recessed spotlights

Bedroom (2)

11'6 x 9'2 max (3.51m x 2.79m max)
uPVC double glazed window, central heating radiator

Bedroom (3)

13'4 x 7'11 (4.06m x 2.41m)
uPVC double glazed window, central heating radiator

Bedroom (4)

9'5 x 6'6 including bulkhead storage (2.87m x 1.98m including bulkhead storage)
uPVC double glazed window, central heating radiator

Shower Room

7'9 x 5'10 (2.36m x 1.78m)
Contemporary white suite having shower cubicle, low level WC, wash hand basin with vanity storage unit below, PVC boarding, uPVC double glazed window, heated chrome towel rail/radiator, recessed spotlights

Bathroom

7'4 x 6'2 (2.24m x 1.88m)
Modern white suite having panel bath with shower over, wash hand basin with vanity storage unit below, low level WC, PVC wall boarding, heated chrome towel rail/radiator, recessed spotlights, uPVC double glazed window.

Externally:

The front garden is laid to lawn with border plants and shrubs. There is a driveway to the side of the property providing ample off road parking with a car port attached to the property, external lights. Beyond the driveway there is a Detached Garage (17'9 x 9'1) with power and lighting and electronically operated roller shutter door. There is a further side extension utilised for storage to the garage. The rear garden is tiered and has been decked for ease of maintenance and there are further external lights in situ.,

AML Checks & Proof of Funds

We are required by law to conduct Anti Money Laundering (AML) and ID checks for all vendors and purchasers. A non refundable fee of £30 per check will be payable to cover this digital process. These checks are carried out by Thirdfort.

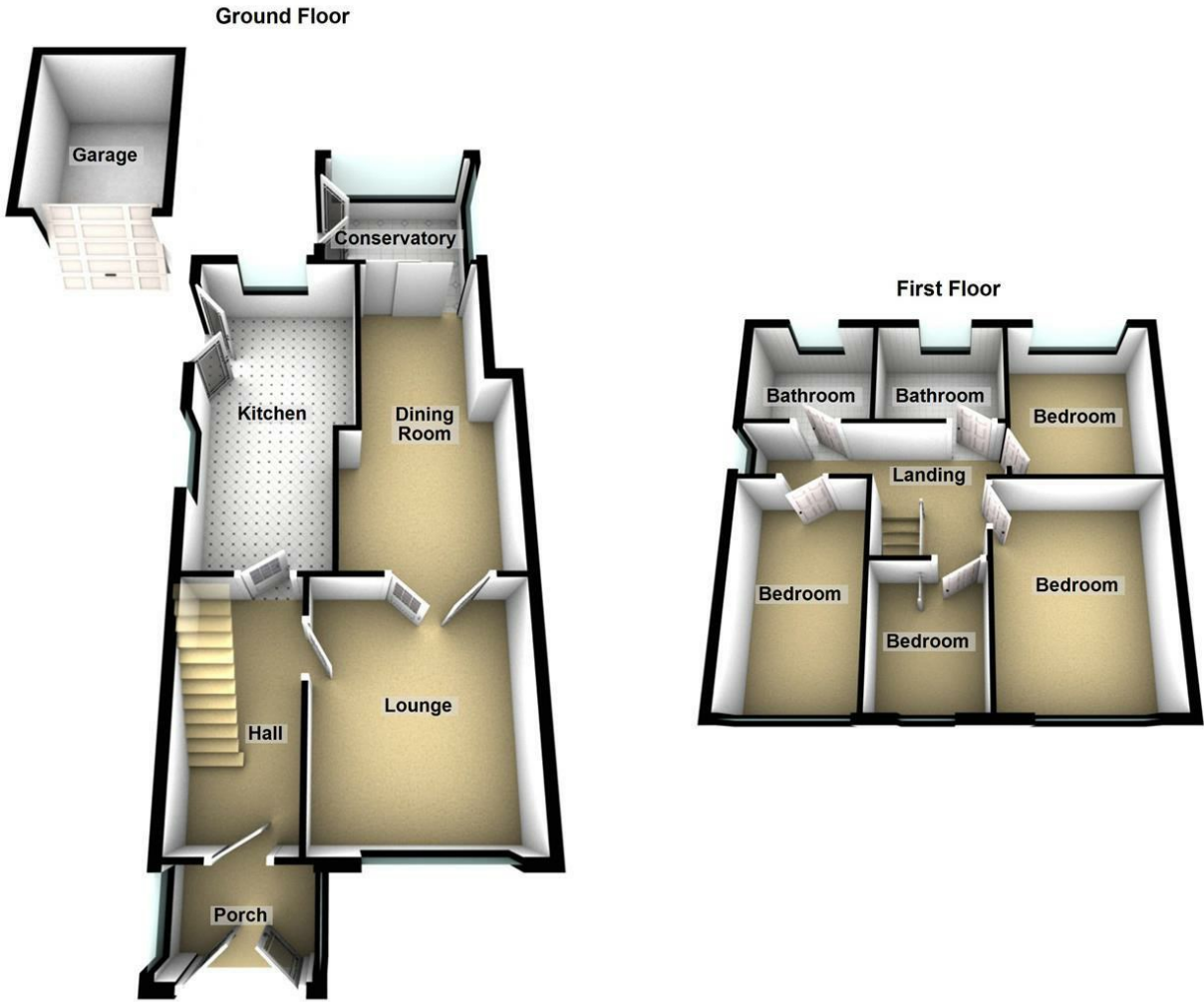
This is a legal requirement to meet HMRC and UK law guidelines .



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(91-91) B		
(69-80) C			(89-90) C		
(55-68) D			(75-88) D		
(39-54) E			(59-54) E		
(21-38) F			(31-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		