



## Hill Mount, Dukinfield, SK16 5HT

### Offers over £365,000

Impressively extended four double bedroom semi detached home offering beautifully proportioned family accommodation, which can only be fully appreciated by a personal inspection.

The well planned and spacious accommodation has been carefully maintained and significantly improved by the present owners and briefly comprises: to the ground floor, entrance porch, welcoming hallway, generously sized lounge, and a stylish open-plan kitchen, dining and family room with patio doors opening onto the rear garden, along with a utility room and downstairs W.C.

To the first floor are four excellent sized double bedrooms, including a principal bedroom with en-suite shower room and luxury fitted wardrobes, together with a contemporary fitted family bathroom/WC.

Externally, the property benefits from well maintained front and rear gardens, with the rear garden being of generous proportions and enjoying attractive long range views. The property is also ideally positioned on a quiet cul-de-sac close to excellent schools, local amenities and transport links.

An impressive home throughout – early viewing is highly recommended.



## GROUND FLOOR

### Porch

Two windows to side, two windows to front, door.

### Entrance Hall

11'3" x 6'1" (3.42m x 1.86m)

Radiator, stairs, door to:

### Lounge

13'3" x 11'7" (4.04m x 3.52m)

Bay window to front, radiator, door to:

### Kitchen/Dining Room & Family Room

16'2" x 25'10" (4.92m x 7.88m)

Fitted with a matching range of base and eye level units with worktop space over, integrated fridge/freezer and dishwasher, built-in oven, built-in hob with extractor hood over, two double glazed windows to rear, radiator, patio door, door to:

### Utility Room

6'7" x 7'7" (2.01m x 2.31m)

Window to side, door to:

### WC

Window to side.

## FIRST FLOOR

### Landing

### Bedroom 1

7'11" x 14'0" (2.41m x 4.27m)

Two double glazed windows to front, radiator, door to:

### En-suite Shower Room

Window to side.

### Bedroom 2

11'1" x 11'7" (3.38m x 3.52m)

Double glazed window to front, radiator, door to:

### Bedroom 3

11'0" x 10'10" (3.35m x 3.30m)

Double glazed window to rear, radiator, door to:

### Bedroom 4

8'7" x 7'7" (2.61m x 2.31m)

Double glazed window to rear, radiator, double door, door to:

### Bathroom/WC

Window to rear, door to:

## OUTSIDE

### Garage

4'11" x 7'7" (1.49m x 2.31m)

Up and over door.

## Gardens & Driveway

## 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/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.



Total area: approx. 113.8 sq. metres (1224.8 sq. feet)

