



## Cheetham Hill Road, Dukinfield, SK16 5JY

**Offers over £290,000**

This traditional four-bedroom semi-detached family home offers larger than average accommodation and is located within a popular and well-established residential area of Dukinfield, making it an ideal choice for growing families. The property is conveniently positioned within easy reach of reputable local schools, everyday amenities, and neighbouring town centres, while also benefiting from good transport links for commuting. Internally, the home is well laid out and provides flexible living space across two floors, with three well-proportioned reception rooms that lend themselves to a variety of uses, including formal entertaining, family living, or home working.

The ground floor comprises an entrance vestibule leading into a welcoming lounge, a separate dining room with patio doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living, and a morning room with access to the cellar. The kitchen completes the ground floor accommodation and provides practical workspace for day-to-day family life. To the first floor are four bedrooms, two of which are spacious double rooms, alongside two further bedrooms. The accommodation is completed by a family bathroom and a separate WC, adding convenience for a busy household.

Externally, the property benefits from a forecourt garden to the front, enhancing its kerb appeal, while to the rear is an enclosed garden featuring paved patio areas and a lawn with decked seating area. This well-maintained home combines generous living space with a desirable location and represents an excellent opportunity for purchasers seeking a substantial family property in Dukinfield. **\*\*Viewing Highly Recommended\*\***



## GROUND FLOOR

### Entrance Vestibule

Door to front, door leading to:

### Hall

Original stained glass inserts, radiator, stairs leading to first floor, doors leading to:

### Lounge

15'0" x 13'5" (4.56m x 4.08m)

Double glazed boxed bay window to front, radiator.

### Dining Room

13'6" x 13'5" (4.12m x 4.08m)

Double glazed window to side, feature fireplace with inset fire, double glazed sliding patio door opening to rear garden, radiator.

### Morning Room

11'6" x 10'11" (3.51m x 3.33m)

Double glazed window to side, built-in storage cupboards, access to the cellar, open plan to:

### Kitchen

7'7" x 10'11" (2.32m x 3.33m)

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, built-in oven, built-in hob with extractor hood over, Double glazed window to rear, door to side leading out to rear garden.

## FIRST FLOOR

### Landing

Double halved velux window, doors leading to:

### Bedroom 1

13'6" x 13'4" (4.12m x 4.06m)

Double glazed window to side and rear, feature fireplace, radiator, built-in storage cupboard.

### Bedroom 2

13'6" x 13'4" (4.11m x 4.06m)

Double glazed window to front, feature fireplace, built-in storage cupboard.

### Bedroom 3

7'7" x 10'11" (2.32m x 3.33m)

Double glazed window to side, radiator.

### Bedroom 4

9'7" x 5'2" (2.92m x 1.57m)

Double glazed window to front, radiator.

### Bathroom

7'4" x 5'5" (2.24m x 1.66m)

Two piece suite comprising panelled bath with shower over and pedestal wash hand basin, part tiled walls, built-in storage cupboard, double glazed window to side, radiator.

### WC

Double glazed window to side, low-level WC.

## OUTSIDE

Forecourt garden to the front with walled boundaries and wrought iron gate, access to the side leading to the rear garden. Enclosed garden to the rear with flagged patio area, lawned garden with mature border plants and shrubs and further decked seating area. Fenced boundaries, outside tap.

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