



## Water Grove Road, Dukinfield, SK16 5QS

**Offers over £350,000**

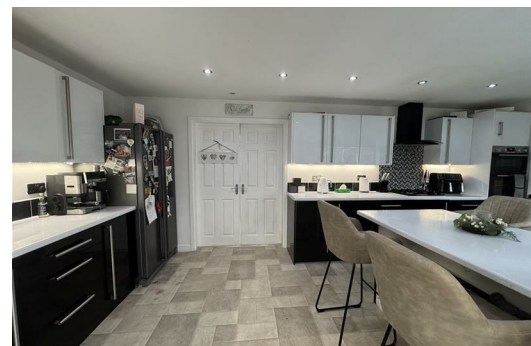
This three-bedroom detached property is situated in a highly sought-after development in Dukinfield, offering convenient access to a range of local amenities, excellent transport links, schools, Dukinfield Golf Club, and Stalybridge Cricket Club. It's the ideal home for a growing family, combining spacious living with modern comforts and versatile spaces.

The ground floor welcomes you with an entrance hall leading to a well-proportioned lounge, perfect for relaxing with family or entertaining guests. To the rear, a spacious and contemporary kitchen/diner provides the heart of the home, complete with ample worktop space, modern units, and storage solutions. The adjoining conservatory brings in an abundance of natural light and creates a seamless connection between indoor and outdoor living. A useful downstairs WC adds to the practicality of the layout, while the converted part garage offers a flexible space currently used as an office/playroom—perfect for remote working, hobbies, or children's activities.

Upstairs, the property continues to impress with three good-sized bedrooms, each offering comfort and privacy. The master bedroom benefits from its own en-suite shower room, while the remaining two bedrooms are served by a well-appointed family bathroom.

Outside, the property enjoys a lawned garden to the front and side. A private driveway leads to the converted garage, part of which is retained as secure storage with an up-and-over door. The rear garden is fully enclosed and mainly laid to lawn, ideal for children to play or for alfresco dining in the warmer months.

Early viewing is highly recommended to fully appreciate the quality and space on offer!





## GROUND FLOOR

### Hall

Door to front, radiator, stairs leading to first floor, door leading to:

### Lounge

14'4" x 10'10" (4.37m x 3.30m)

Double glazed box window to front, radiator, door to under stairs storage cupboard, double doors leading to:

### Kitchen/Diner

9'9" x 19'2" (2.98m x 5.83m)

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

### Conservatory

12'7" x 8'7" (3.84m x 2.62m)

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

### Rear Hall

Door leading out to side, doors leading to:

### Cloakroom

Double glazed window to rear, two piece suite comprising, wash hand basin and low-level WC.

### Office / playroom

12'0" x 8'2" (3.66m x 2.50m)

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1

13'3" x 11'0" (4.04m x 3.35m)

Double glazed window to front, radiator, fitted wardrobes, door leading to:

### En-suite

5'7" x 6'3" (1.70m x 1.90m)

Three piece suite comprising wash hand basin, shower area and low-level WC, double glazed window to rear.

### Bedroom 2

10'7" x 8'5" (3.23m x 2.57m)

Double glazed window to front, radiator, door to storage cupboard.

### Bedroom 3

8'1" x 8'2" (2.47m x 2.50m)

Double glazed window to rear, radiator.

### Bathroom

5'7" x 7'2" (1.70m x 2.18m)

Three piece suite comprising panelled bath with shower over,

vanity wash hand basin and low-level WC, part tiled walls, double glazed window to rear, radiator.

## OUTSIDE

Driveway to the front with lawned garden to the front and side. Enclosed garden to the rear mainly laid to lawn.

## Store Room

Up and over door to front of converted garage, ideal storage area.

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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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