



Chaucer Rise, Dukinfield, SK16 5EB

Offers over £250,000

Tucked away on a pleasant and quiet cul-de-sac on the ever-popular Yew Tree Lane estate in Dukinfield and with no vendor chain, this three bedroom semi-detached property offers an excellent opportunity for a growing family looking to put their own stamp on a home. Ideally located close to a range of local amenities, well-regarded schools, transport links and a variety of scenic countryside walks, with Dukinfield Golf Club also nearby, this home combines peaceful surroundings with everyday convenience.

The accommodation is well laid out and begins with a porch leading into a spacious and welcoming lounge. To the rear is a generous kitchen/dining room with plenty of space for a family dining table, and doors open into a bright and versatile conservatory – ideal for use as an additional sitting area, playroom or home office, all while enjoying views over the rear garden.

To the first floor are three well-proportioned bedrooms, along with a three-piece family bathroom and access to partially boarded out loft.

Externally, the property enjoys a neat and low maintenance gravelled garden to the front with a long driveway providing off-road parking for multiple vehicles and gated access to the rear. The enclosed rear garden offers a combination of a paved patio area – perfect for outdoor dining – and a raised lawn, ideal for children to play or for further landscaping.

This is a fantastic opportunity for buyers seeking a family home in a sought-after, well-established residential area, with plenty of scope to modernise and make it their own. Early viewing is highly recommended.



GROUND FLOOR

Porch

Door to side, double glazed window to front, double glazed window to side, door leading to:

Lounge

14'2" x 14'7" (4.33m x 4.44m)

Double glazed window to front, double glazed window to side, feature fireplace with inset living flame effect fire, radiator, stairs leading to first floor, door leading to:

Kitchen/Dining Room

9'10" x 14'7" (2.99m x 4.44m)

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, space for fridge/freezer, space for cooker, double glazed window to rear, radiator, double glazed sliding patio door leading to:

Conservatory

9'4" x 10'0" (2.85m x 3.05m)

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

FIRST FLOOR

Landing

Double glazed window to side, access to partially boarded loft, doors leading to:

Bedroom 1

15'9" x 8'0" (4.80m x 2.45m)

Double glazed window to front, radiator, fitted wardrobes and drawers.

Bedroom 2

9'2" x 8'2" (2.79m x 2.49m)

Double glazed window to rear, radiator.

Bedroom 3

10'10" x 6'0" (3.31m x 1.83m)

Double glazed window to front, radiator.

Bathroom

6'2" x 6'2" (1.88m x 1.89m)

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

OUTSIDE

Low maintenance gravelled garden to the front of the property with driveway going down the side and gated access to the rear. Enclosed garden to the rear with paved patio and steps leading up to lawn area.

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.

WWW.HOMEEA.CO.UK

