



Norwich Close, Dukinfield, SK16 5DJ

Offers over £285,000

This well presented three bedroom semi-detached family home represents a fantastic opportunity to purchase a property on a street where homes rarely come to the market. Set within a well established residential area, the property enjoys a convenient position close to a range of everyday amenities, with well regarded primary and secondary schools nearby and Stalybridge town centre just a short drive away, offering a variety of shops, cafes, restaurants and excellent transport links. The ever popular Gorse Hall is also within easy reach, providing beautiful open green space and woodland walks, perfect for those who enjoy spending time outdoors.

The property offers well proportioned accommodation that is ideally suited to modern family life. Upon entering the home, the welcoming hallway leads through to a comfortable lounge, creating a warm and inviting space to relax. To the rear, the kitchen/diner provides a practical and sociable area, ideal for both everyday living and entertaining. The addition of a conservatory further enhances the ground floor accommodation, offering a bright and versatile space that overlooks the garden and can be enjoyed throughout the year.

To the first floor, the landing leads to three well proportioned bedrooms, all offering pleasant outlooks, along with a family bathroom serving the accommodation.

Externally, the property continues to impress. To the front there is a driveway providing off-road parking which leads to a detached garage, while the front garden features a neatly maintained lawn that adds to the home's kerb appeal. The enclosed rear garden has been thoughtfully designed with low maintenance in mind and provides an ideal outdoor space for families. A paved patio area offers the perfect spot for outdoor dining and entertaining, while the artificial lawn creates a usable garden space all year round.



GROUND FLOOR

Hall

Door to front, double glazed windows to front and sides, door leading to:

Hallway

Radiator, stairs leading to first floor, doors leading to:

Lounge

14'1" x 12'6" (4.29m x 3.81m)

Double glazed window to front, feature fireplace with living flame effect fire.

Kitchen/Diner

8'11" x 18'10" (2.73m x 5.74m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, integrated fridge/freezer, built-in oven, built-in hob with extractor hood, built-in microwave, radiator, double glazed sliding patio door leading to:

Conservatory

Double glazed windows to front and sides, double glazed French doors opening out to rear garden.

FIRST FLOOR

Landing

Double glazed window to side, doors leading to:

Bedroom 1

14'2" x 10'0" (4.33m x 3.04m)

Double glazed window to front, radiator.

Bedroom 2

9'5" x 10'3" (2.87m x 3.12m)

Double glazed window to rear, radiator.

Bedroom 3

8'6" x 7'6" (2.60m x 2.29m)

Double glazed window to front, radiator.

Bathroom

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

OUTSIDE

Garden fronted with lawn area, driveway leading to the detached garage providing ample off road parking. Enclosed garden to the rear with paved patio and artificial lawn area.

Garage

Up and over door, access door to the rear.

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.

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