



Bramhall Close, Richmond Park, Dukinfield, SK16 5RF

Offers in the region of £395,000

This extremely well presented four bedroom detached family home is situated in the sought-after Richmond Park Estate in Dukinfield. The property is conveniently located on a quiet yet convenient cul de sac close to local schools, making it an ideal choice for families with children of all ages. It's also within easy reach of a variety of amenities and excellent transport links, providing everything you need for day-to-day living.

On the ground floor, the house features a welcoming hallway leading to a spacious lounge opening to the dining room, perfect for family gatherings and relaxation. The modern dining kitchen is equipped with appliances and offers ample space for dining, with sliding patio doors opening to the sumptuous rear garden which wouldn't be out of place at Chelsea, providing a seamless transition between indoor and outdoor living. Adjacent to the kitchen is a practical utility room, offering additional storage and laundry facilities. Upstairs, the first floor houses four generously sized bedrooms. The master bedroom includes a great sized en-suite shower room, providing a private sanctuary for the homeowners. The remaining three bedrooms share a well appointed and contemporary family bathroom/WC, ensuring comfort and convenience for the whole family.

Outside, the front of the property boasts a well-maintained lawned garden and a double driveway leading to an integrated garage with electric up and over door, offering ample parking spaces. The rear garden is another highlight of the home, featuring a good sized, well kept lawn, a block paved patio area ideal for outdoor dining and entertaining, and a beautifully planted border, feature circular pond and fountain creating a peaceful and private outdoor oasis. All in all this spacious family home, with its modern amenities and desirable location, offers an excellent opportunity for those looking to settle in a vibrant community.

Viewing Highly Recommended!



GROUND FLOOR

Entrance Hallway

Newly fitted composite Rock door, personal door to the garage, stairs to the first floor, door to lounge and radiator.

Lounge

14'0" x 11'3" (4.26m x 3.42m)

Lovely bright and airy room with double glazed bay window to front, opening to the dining room, fitted feature hole in the wall fireplace, TV aerial point, radiator.

Dining Room

8'10" x 7'5" (2.69m x 2.26m)

Upvc double glazed window to rear, radiator.

Kitchen/Dining Room

8'10" x 16'3" (2.69m x 4.96m)

Fitted with a matching range of base and eye-level units with worktop space over, inset sink and drainer with mixer tap, fitted four ring gas hob with extractor hood above and electric oven below, double glazed window to rear, dining/seating area with sliding patio doors to the superb landscaped rear garden, TV aerial point, laminate wooden floor, door to utility room and radiator.

Utility Room

4'8" x 9'0" (1.42m x 2.74m)

Good sized utility room with under stairs storage area, Upvc double glazed door and window to the side elevations, sink unit with cupboard below, space and plumbing for automatic washing machine, laminate wooden floor, radiator.

FIRST FLOOR

Landing

Access to roof void

Bedroom 1

12'10" x 8'6" (3.91m x 2.59m)

Bay window to front, matching range of fitted wardrobes, ceiling cornices, and radiator.

En-suite Shower Room

Contemporary fitted three piece suite comprising: large walk in shower with rain shower over and shelving, vanity wash hand basin, low level WC, fully tiled, heated towel rail and window to front.

Bedroom 2

10'1" x 8'5" (3.07m x 2.57m)

Box bay window to front, matching range of fitted wardrobes and top boxes, radiator.

Bedroom 3

9'9" x 8'6" (2.97m x 2.59m)

Window to rear, matching range of fitted wardrobes and vanity unit, radiator.

Bedroom 4

8'10" x 8'11" (2.69m x 2.71m)

L shaped with double glazed window to rear, radiator.

Bathroom/WC

Contemporary fitted three piece suite with large roll top bath with central taps and shower head, wall mounted wash hand basin, low level WC, partially tiled walls, tiled floor, heated towel rail and double glazed window to rear.

OUTSIDE

Garage

15'7" x 8'10" (4.76 x 2.71)

Electric Up and over roller door, gas central heating boiler, personal door to the entrance hallway, power and light.

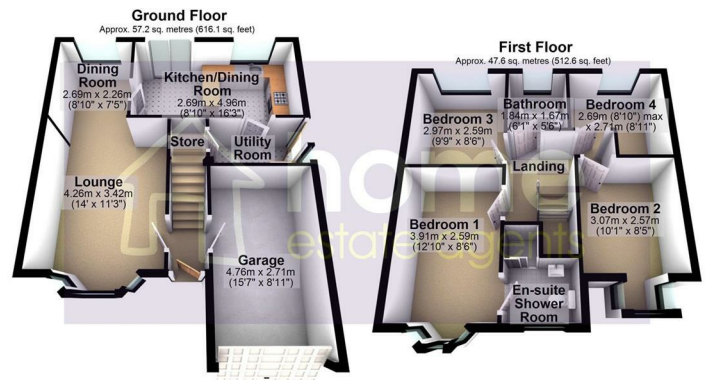
Gardens & Driveway

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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. 104.9 sq. metres (1128.6 sq. feet)

