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Redmire Mews, Dukinfield, SK16 5QY

Offers in the region of £365,000

**** NO VENDOR CHAIN ***

Occupying an enviable position on a popular cul-de-sac, this well presented four bedroom detached home offers spacious and versatile accommodation, making it an ideal choice for a growing family. Situated within a well regarded residential area, the property enjoys a convenient setting with a range of local amenities close by, whilst Ashton-under-Lyne, Stalybridge and Hyde town centres are all readily accessible, providing excellent transport and commuter links. A selection of well regarded local schools are also within easy reach, with Stalybridge Cricket Club nearby, making this an appealing location for families and those who enjoy local sporting facilities.

The accommodation briefly comprises an entrance porch leading into a welcoming hallway, spacious lounge, separate dining room and a well appointed kitchen which opens through to a bright conservatory, creating a superb additional living and entertaining space. A useful downstairs WC, access to the integral garage and further storage complete the ground floor.

To the first floor are four well proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room, together with a family bathroom.

Externally, the property is approached via a generous block paved driveway providing ample off-road parking and leading to the integral garage, with a small lawned area to the front. To the rear is an enclosed garden featuring a paved patio and lawn, providing an excellent outdoor space for relaxing, entertaining and family use.

A superb family home offering generous accommodation, excellent outdoor space and a highly convenient cul-de-sac position.







GROUND FLOOR

Porch
5'4" x 3'8" (1.62m x 1.12m)
Door to front, double glazed window to side, door leading to:

Hallway
6'6" x 3'8" (1.97m x 1.12m)
Radiator, stairs leading to first floor, door leading to:

Lounge
14'6" x 10'10" (4.41m x 3.30m)
Double glazed window to front, radiator, sliding door leading to:

Dining Room
9'2" x 10'10" (2.79m x 3.30m)
Double glazed window to rear, door leading out to rear garden, door leading to:

Kitchen
9'2" x 11'6" (2.79m x 3.50m)
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, built-in oven, built-in hob with extractor hood over, double glazed window to side, radiator, door to inner hallway, open plan to:

Conservatory
12'6" x 9'8" (3.81m x 2.95m)
Double glazed windows to sides, radiator, double glazed French doors opening to rear garden.

Inner Hallway
3'1" x 3'6" (0.94m x 1.06m)
Door to garage, door leading to:

WC
Two piece suite comprising, wash hand basin and low-level WC, part tiled walls, double glazed window to side.

FIRST FLOOR

Landing
Door to storage cupboard, doors leading to:

Bedroom 1
12'10" x 10'11" (3.92m x 3.33m)
Double glazed window to front, radiator, door leading to:

En-suite
6'2" x 4'2" (1.88m x 1.27m)
Three piece suite comprising, pedestal wash hand basin, tiled shower enclosure and low-level WC, part tiled walls, double glazed window to front, radiator.

Bedroom 2
12'10" x 8'5" (3.92m x 2.56m)
Double glazed window to front, radiator.

Bedroom 3
10'9" x 7'10" (3.28m x 2.38m)
Double glazed window to rear, radiator.

Bedroom 4
10'9" x 7'5" (3.28m x 2.25m)
Double glazed window to rear, radiator.

Bathroom
7'9" x 6'9" (2.36m x 2.07m)
Three piece suite comprising, bath with shower over, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to rear, radiator.

OUTSIDE
Spacious block paved driveway leading to the garage and small lawned section to the front of the property. Enclosed garden to the rear with paved patio and lawn area.

Garage
16'10" x 8'2" (5.13m x 2.49m)
Up and over door to the front, internal access door to 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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Total area: approx. 118.7 sq. metres (1278.1 sq. feet)







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