



Harold Avenue, Dukinfield, SK16 5NH

Price £310,000

Immaculate and ready to move into is this impressive three bedroom semi detached property offering excellent family sized accommodation of which only a full personal inspection will fully reveal.

Ideally located at the end of a quiet and sought after cul de sac, positioned on a large plot with gardens to three sides with the potential to extend if required and driveway parking for at least six cars plus a garage this property will certainly not disappoint. The well planned accommodation offers an excellent opportunity for the discerning purchaser to acquire a well cared for and much improved property with accommodation that briefly comprises: Entrance hallway, lovely bright and airy lounge with media wall leading to the impressive contemporary fitted dining room and kitchen with patio doors to the gardens. To the first floor there are three good sized bedrooms and contemporary fitted bathroom/WC. To the outside the property has extensive gardens to three sides with driveway to the front providing parking for at least 6 cars which in turn leads to the great sized garage and in turn a superbly sized rear garden. The property also benefits from Upvc double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers.

Immaculate Property Throughout! - Viewing Essential!



GROUND FLOOR

Entrance Hall

Composite double glazed front door with two windows to front, stairs to the first floor, radiator.

Lounge

13'0" x 14'0" (3.96m x 4.27m)

Double glazed bay window to front, radiator, fitted media wall with integrated electric living flame fire, ceiling cornices, double doors to the dining kitchen, radiator.

Dining Room

11'0" x 9'1" (3.36m x 2.77m)

Double glazed sliding patio doors to the rear garden, inset ceiling spot lights, radiator, breakfast bar leading to the kitchen.

Kitchen/Breakfast Room

11'0" x 7'7" (3.36m x 2.32m)

Fitted with a matching range of base and wall units incorporating a single drainer sink unit and work tops over, fitted four ring electric hob with extractor hood above and electric oven below, plumbing for automatic washing machine and dishwasher, Upvc double glazed windows to the side and rear elevations, door to the rear garden, inset ceiling spot lights.

FIRST FLOOR

Landing

Upvc double glazed window to side, access to roof void.

Bedroom 1

13'0" x 10'0" (3.96m x 3.05m)

Double glazed window to front, recess wardrobe, decoratively panelled walls, TV aerial point, radiator.

Bedroom 2

11'5" x 9'0" (3.48m x 2.74m)

Double glazed window to rear, radiator.

Bedroom 3

9'0" x 6'6" (2.74m x 1.98m)

Double glazed window to front, storage cupboard and radiator.

Bathroom

Contemporary fitted three piece suite comprising I shaped panelled bath with mixer shower over and shower screen, vanity wash hand basin, low level WC, tiled walls, double glazed window to rear, heated towel rail.

OUTSIDE

Garage

15'4 x 8'4 (4.67m x 2.54m)

Up and over door, power and light.

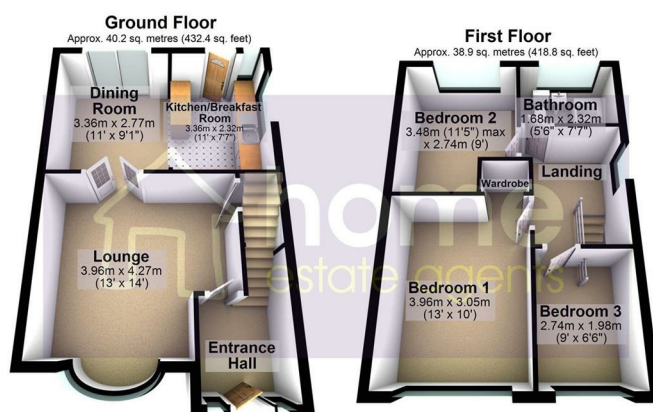
Gardens & Driveway

To the outside the property has extensive gardens to three sides with driveway to the front providing parking for at least 6 cars which in turn leads to the great sized garage and in turn a superbly sized rear garden.

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. 79.1 sq. metres (851.2 sq. feet)

