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Southwark Drive, Dukinfield, SK16 5RL

Offers in the region of £495,000

Beautifully presented executive four-bedroom detached family home, ideally positioned on the ever desirable Richmond Park Development. Offering spacious and versatile living accommodation throughout, this impressive property is perfectly suited to modern family life and enjoys a convenient location close to a range of local amenities, well regarded schools and excellent transport links.

The welcoming entrance hall leads into a spacious lounge/diner, providing an ideal space for both relaxing and entertaining. The well-appointed kitchen is open plan through to a bright and spacious family room, creating a fantastic sociable space for modern family living. The family room benefits from skylights which fill the space with natural light, together with bi-fold doors opening onto the rear garden. A useful utility room and downstairs WC complete the ground floor.

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

Externally, the property benefits from a double driveway to the front providing ample off-road parking and leading to an integral garage, alongside a lawned garden with planted borders. To the rear is an enclosed, private garden featuring a paved patio area and lawn, providing an excellent setting for outdoor dining, entertaining and family enjoyment.

Offering generous proportions, a highly desirable layout and attractive gardens, this impressive executive home is ideally placed for families seeking modern living within a popular and well connected development.







GROUND FLOOR

Hall
13'3" x 5'9" (4.05m x 1.74m)
Door to front, double glazed window to front, radiator, stairs leading to first floor, door to storage cupboard, doors leading to:

Lounge/Diner
29'9" x 11'5" (9.08m x 3.47m)
Double glazed window to rear, double glazed box window to front, radiators, media wall & living flame electric fire

Kitchen
13'9" x 18'6" (4.18m x 5.65m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, built-in oven, built-in hob with extractor hood over, built-in microwave, double glazed window to rear, radiator, open plan to family room, door leading to:

Utility
5'4" x 5'10" (1.63m x 1.78m)
Double glazed window to side, door leading out to side, door leading to:

WC
5'4" x 2'9" (1.63m x 0.83m)
Two piece suite comprising, wash hand basin and low-level WC, tiled walls.

Family Room
10'3" x 16'6" (3.13m x 5.02m)
Double glazed windows to rear and side, two skylights, bi-fold door opening to rear garden. media wall & living flame electric fire

FIRST FLOOR

Landing
Doors leading to:

Bedroom 1
12'6" x 11'6" (3.80m x 3.51m)
Double glazed window to front, radiator, door leading to:

En-suite
5'6" x 6'3" (1.67m x 1.90m)
Three piece suite comprising, vanity wash hand basin, shower area and low-level WC, double glazed window to side.

Bedroom 2
8'5" x 11'9" (2.56m x 3.58m)
Double glazed window to front, radiator, door to storage cupboard.

Bedroom 3
9'7" x 6'4" (2.91m x 1.92m)
Double glazed window to rear, radiator.

Bedroom 4
6'3" x 7'6" (1.91m x 2.29m)
Double glazed window to rear, radiator.

Bathroom
6'3" x 5'7" (1.91m x 1.70m)
Three piece suite comprising, bath with shower over, vanity wash hand basin and low-level WC, tiled walls, double glazed window to rear, heated towel rail.

OUTSIDE
Double driveway to the front leading to the integral garage and lawned garden with planted border. Enclosed garden to the rear with patio area and lawn.

Garage
15'7" x 8'11" (4.74m x 2.71m)
Electric roller door to the front, access door leading to the hall. plumbing for a washing and sink basin.

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. 131.4 sq. metres (1414.2 sq. feet)







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