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Cheetham Hill Road, Dukinfield, SK16 5LD

Offers over £319,950

Perfectly combining style, space and contemporary family living, this stunning bay-fronted three-bedroom semi-detached home has been lovingly upgraded and thoughtfully extended by the current owners to create an impressive modern family home.

Situated in a popular residential area of Dukinfield, the property is ideally positioned close to several local schools, everyday amenities and excellent transport links. The neighbouring town centres of Ashton-under-Lyne, Stalybridge and Hyde are all within easy reach, while excellent commuter connections provide convenient access to Manchester and surrounding areas.

The accommodation begins with a welcoming porch and entrance hall, leading into the bay-fronted lounge which provides a comfortable and inviting reception space. The real heart of the home is the stunning open-plan kitchen/diner, which has been designed with modern family life in mind and flows seamlessly into a wonderful open family living area. Featuring skylights that flood the space with natural light and bi-fold doors opening directly onto the rear garden, this impressive space is ideal for both everyday family living and entertaining.

To the first floor are three well-proportioned bedrooms, together with a stylish four-piece modern bathroom suite.

Externally, the property benefits from a spacious driveway to the front leading to the garage, providing ample off-road parking and storage. To the rear is an enclosed garden designed for both relaxation and family use, featuring a paved patio area, lawn and raised slate and bark sections.

A fantastic opportunity to acquire a beautifully upgraded and extended family home, offering generous living accommodation, stylish interiors and excellent outdoor space.







GROUND FLOOR

Porch
1'10" x 6'3" (0.57m x 1.91m)
Double doors to the front, door leading to:

Hall
13'4" x 3'0" (4.06m x 0.91m)
Radiator, stairs leading to first floor, door to storage cupboard, doors leading to:

Lounge
12'0" x 12'0" (3.66m x 3.67m)
Double glazed bay window to front, radiator.

Kitchen/Diner
20'3" x 19'5" (6.16m x 5.91m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, built-in oven, built-in hob, built-in microwave, integrated fridge/freezer, integrated dishwasher, double glazed window to side, three ceiling skylights, bi-fold door opening to rear garden.

FIRST FLOOR

Landing
Double glazed window to side, doors leading to:

Bedroom 1
12'10" x 11'4" (3.90m x 3.46m)
Double glazed bay window to front, radiator.

Bedroom 2
13'7" x 10'5" (4.14m x 3.18m)
Double glazed window to rear, radiator.

Bedroom 3
7'8" x 6'11" (2.34m x 2.12m)
Double glazed window to front, radiator.

Bathroom
10'3" x 7'10" (3.12m x 2.40m)
Four piece suite comprising freestanding bath, vanity wash hand basin, shower area and low-level WC, part tiled walls, double glazed window to rear, radiator.

OUTSIDE
Driveway to the front leading to the garage. Enclosed garden to the rear with paved patio, lawn area with raised slate and bark areas.

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. 101.1 sq. metres (1088.1 sq. feet)







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