



Tennyson Avenue, Dukinfield, SK16 5DP

Offers over £299,950

Offering generous and versatile living space throughout, this extended three bedroom semi-detached property represents an excellent opportunity for a growing family seeking a well-appointed home in a desirable setting. Situated in a sought-after area of Dukinfield, the property is ideally positioned within easy reach of Dukinfield Golf Club, highly regarded local schools, a range of everyday amenities and excellent transport links, while also being close to the attractive open spaces of Gorse Hall.

The current owners have carefully modernised and enhanced the property to create a stylish yet practical living environment, including a well-executed garage conversion which now provides a versatile home office, ideal for remote working or additional reception space, alongside the addition of a contemporary ground floor family bathroom. The accommodation is well balanced and thoughtfully laid out, comprising an inviting entrance hall, spacious lounge with a warm and comfortable feel, and a kitchen/breakfast room fitted with a range of units and ample workspace, opening seamlessly into a bright dining area. The dining space benefits from patio doors which allow natural light to flood in and provide direct access to the rear garden.

To the first floor, there are three well-proportioned bedrooms, all offering comfortable accommodation, along with a convenient shower room. The layout offers flexibility for families, with potential for dressing space or guest accommodation if required.

Externally, the property continues to impress. To the front, a printed concrete driveway provides off-road parking. The rear garden has been landscaped with low maintenance and outdoor enjoyment in mind, featuring a porcelain patio seating area with steps leading up to an artificial lawn with a contemporary glass balustrade.

This is a superb home that combines space, style and practicality in a convenient location, making it an ideal choice for families looking to move straight into.



GROUND FLOOR

Entrance Hall

Door to side, double glazed bow window to front, doors leading to:

Office

10'1" x 7'6" (3.08m x 2.29m)

Double glazed window to front, radiator.

Lounge

14'3" x 18'3" (4.35m x 5.56m)

Double glazed bow window to front, stairs leading to first floor, door leading to:

Kitchen/Breakfast Room

10'0" x 14'7" (3.05m x 4.45m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, built-in oven, built-in hob, double glazed window to rear, door leading to storage cupboard, door leading out to rear garden, open plan to:

Dining Room

12'6" x 7'0" (3.82m x 2.14m)

Radiator, double glazed sliding patio door, door leading to:

Bathroom

Three piece suite comprising, bath with shower over, wash hand basin and low-level WC.

FIRST FLOOR

Landing

Double glazed window to side, doors leading to:

Bedroom 1

15'9" x 8'9" (4.80m x 2.67m)

Double glazed window to front, built-in wardrobes, radiator.

Bedroom 2

9'2" x 8'4" (2.80m x 2.54m)

Double glazed window to rear, radiator.

Bedroom 3

10'10" x 5'10" (3.29m x 1.77m)

Double glazed window to front, radiator, door to storage cupboard.

Shower Room

Three piece suite comprising, shower area, vanity wash hand basin and low-level WC, double glazed window to rear.

OUTSIDE

Garden fronted with printed concrete driveway. Enclosed landscaped garden to the rear with porcelain paved patio area

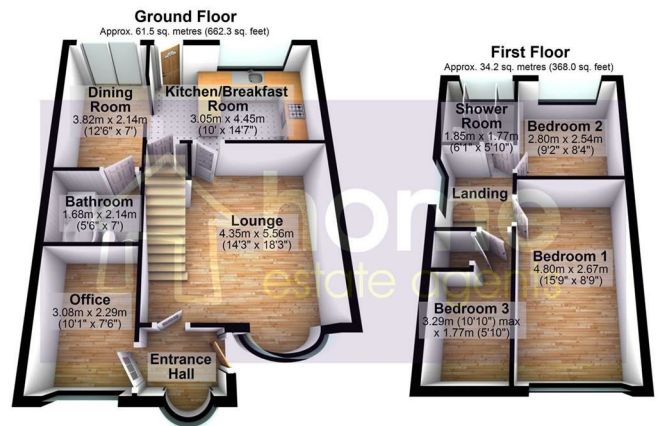
with steps leading to raised artificial lawn enclosed by glass balustrade.

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.

WWW.HOME EA.CO.UK



Total area: approx. 95.7 sq. metres (1030.3 sq. feet)

