



**Milne Close
Dukinfield, SK16 4SN
Offers over £460,000**

An immaculately presented four bedroom executive detached property offering generous and well-balanced living accommodation, tucked away in a quiet cul-de-sac on a highly regarded residential development in Dukinfield. Ideally located close to well-regarded local schools, a range of amenities and excellent transport links, the property is also within easy reach of Dukinfield Park, providing the perfect setting for walks, play areas and outdoor leisure.

The welcoming entrance hall leads to a cloakroom and opens into a spacious lounge featuring a bay window to the front and French doors to the rear, creating a bright and inviting space that flows seamlessly into the garden. The ground floor further benefits from a separate study, ideal for home working, a formal dining room, a well-appointed kitchen and a practical utility room, making the layout both versatile and family-friendly.

To the first floor are four well-proportioned bedrooms, with the main bedroom enjoying the added luxury of an en-suite shower room, complemented by a family bathroom serving the remaining bedrooms.

Externally, the property offers a small, low-maintenance garden to the front along with a double driveway providing ample off-road parking and access to the double garage. To the rear is an enclosed, generously sized lawned garden, ideal for families and entertaining, featuring a paved patio that continues down the side of the property and a raised decked seating area, perfect for outdoor dining and relaxation. The property also benefits from solar panels, providing an energy-efficient addition that can help reduce running costs.



GROUND FLOOR

Hall

Door to front, oak wood flooring, stairs leading to first floor, two radiators, doors leading to:

Cloakroom

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

Lounge 20'4" x 10'9" (6.20m x 3.28m)

Double glazed bay window to front, feature fireplace with inset fire, two radiators, double glazed French doors leading to rear garden.

Study 8'10" x 6'6" (2.68m x 1.98m)

Double glazed window to side, radiator.

Dining Room 9'8" x 10'6" (2.94m x 3.19m)

Double glazed window to side, oak wood flooring, radiator.

Kitchen 10'0" x 12'2" (3.05m x 3.71m)

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 dishwasher, space for fridge/freezer, built-in eye-level double oven, built-in hob with extractor hood over, tiled floor with under-floor heating, double glazed window to rear, door leading to:

Utility Room 6'10" x 5'3" (2.09m x 1.61m)

Fitted with wall and base units with worksurface over, inset sink and drainer with mixer tap, tiled splashback, plumbing for washing machine, space for tumble dryer, wall mounted boiler, door leading out to rear.

FIRST FLOOR

Landing

Doors to:

Master Bedroom 13'6" x 10'9" (4.11m x 3.28m)

Double glazed window to front, radiator, door to:

En-suite

Double glazed window to rear, fitted with a three piece suite comprising of enclosed shower cubicle, wall mounted wash hand basin and low level WC, inset ceiling downlights.

Bedroom 2

9'6" x 14'7" (2.90m x 4.44m) WWW.HOMEEA.CO.UK

Two double glazed windows to front, radiator.

Bedroom 3

10'0" x 8'4" (3.05m x 2.54m)

Double glazed window to rear, radiator.

Bedroom 4

7'0" x 8'0" (2.13m x 2.44m)

Double glazed window to rear, radiator.

Bathroom

Double glazed window to rear, fitted with a three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and low level WC, part tiled walls, radiator.

OUTSIDE

Small low maintenance garden and double driveway to front of property. Enclosed good sized lawned garden to rear with paved patio which leads down the side and raised decked seating area.

Double Garage

19'11" x 17'6" (6.08m x 5.34m)

Two up and over doors to the front, access door to the rear.

Solar Panels

Solar panels are installed and fully owned by the vendors.

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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC