

# There's no agent like home



# Windermere Road, Dukinfield, SK16 4SJ Offers over £290,000

This beautifully presented four-bedroom semi-detached home offers spacious and versatile accommodation set across three well-designed floors. Situated on a highly sought-after residential development in Dukinfield, the property enjoys a prime location just a short stroll from Dukinfield Park, well-regarded schools, a variety of local shops and amenities, and excellent transport links for commuters.

Upon entry, the welcoming hallway leads to a convenient ground floor cloakroom and a stylish, open-plan kitchen/diner. This modern and functional space is perfect for both everyday living and entertaining, with contemporary units, ample workspace, and room for a dining table. French doors open directly from the kitchen/diner to the rear garden, creating a seamless indoor-outdoor flow and allowing plenty of natural light to fill the room.

The first floor hosts a bright and comfortable lounge with plenty of natural light, a well-sized bedroom ideal for guests or a home office, and a family bathroom.

The second floor features the generously sized main bedroom complete with a private en-suite shower room, offering a peaceful retreat. Two further bedrooms on this level provide flexible space for a growing family, home working, or hobbies.

Externally, the property boasts excellent kerb appeal with a double driveway to the front, providing ample off-road parking and access to the garage. The rear garden is fully enclosed and designed for low-maintenance enjoyment, featuring an attractive imprinted concrete patio—perfect for summer barbecues—and a neatly finished artificial lawn for year-round greenery without the upkeep.

This is a superb opportunity to acquire a ready-to-move-into family home in a convenient and desirable location. Early viewing is highly recommended to fully appreciate all that this property has to offer.







#### **GROUND FLOOR**

#### Hallway

Door to front, double glazed window to side, radiator, stairs leading to first floor, doors leading to:

#### Cloakroom

Two piece suite comprisingwash hand basin and low-level WC, radiator, double glazed window to side.

#### Kitchen/Diner

11'8" x 15'9" (3.56m x 4.79m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, integrated fridge/freezer, integrated dishwasher, integrated washing machine, built-in oven, built-in hob with extractor hood over, two double glazed windows to rear, double glazed French doors leading out to rear garden.

# **FIRST FLOOR**

#### Landing

Double glazed window to front, radiator, stairs leading to second floor, doors leading to:

# Lounge

11'8" x 15'9" (3.56m x 4.81m)

Two double glazed windows to rear, two radiators.

### **Bedroom 4**

9'1" x 9'5" (2.78m x 2.87m)

Double glazed window to front, radiator.

#### **Bathroom**

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, heated towel rail.

# **SECOND FLOOR**

# Landing

# **Master Bedroom**

11'7" x 15'9" (3.53m x 4.81m)

Two double glazed windows to front, radiator, door leading to:

# **En-suite Shower Room**

Three piece suite comprising tiled shower area, wash hand basin, low-level WC, half tiled walls, heated towel rail.

# **Bedroom 2**

11'8" x 9'5" (3.56m x 2.87m)

Double glazed window to rear, radiator.

# **Bedroom 3**

11'8" x 7'1" (3.56m x 2.16m)

Double glazed window to rear, radiator.

#### **OUTSIDE**

Double driveway to the front leading to the garage. Enclosed low maintenance garden to the rear with concrete printed patio area and artificial lawn.

# Garage

15'6" x 8'11" (4.72m x 2.71m)

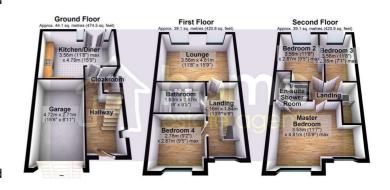
Up and over door to front.

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Total area: approx. 122.3 sq. metres (1316.3 sq. feet)





