



Windermere Road, Dukinfield, SK16 4SJ

Offers over £259,950

A beautifully presented three-bedroom townhouse offering flexible living accommodation set across three well-planned floors. Located in a highly desirable residential area of Dukinfield, the property is within close proximity to Dukinfield Park, a selection of well-regarded local schools, a range of everyday amenities, and excellent transport links providing easy access to surrounding areas, including Manchester City Centre. This modern home is ideal for growing families, professionals, or buyers seeking adaptable space.

The ground floor welcomes you with a spacious entrance hallway, leading to a versatile room currently used as a bedroom but equally suitable as a home office, playroom, or guest room. There is also a modern ground floor shower room and a useful utility room providing direct access to the rear garden—perfect for managing laundry and day-to-day household tasks.

The first floor comprises a generously proportioned and naturally bright lounge with ample space for relaxing and entertaining. The separate kitchen/diner is fitted with a range of modern units and integrated appliances, offering a sociable space for cooking and dining, with plenty of room for a family dining table.

To the second floor, you'll find two further double bedrooms, both of which benefit from private en-suite facilities. The main bedroom features a stylish en-suite bathroom with a bath, while the second bedroom enjoys a contemporary en-suite shower room—ideal for those seeking comfort and convenience without compromise.

Externally, the property offers off-road parking via a driveway to the front, which leads to the garage providing further parking or valuable storage space. To the rear, the enclosed garden has been landscaped for low maintenance and year-round enjoyment, featuring a paved patio area ideal for outdoor dining, an artificial lawn for easy upkeep, and raised sleeper borders offering a splash of greenery and charm.



GROUND FLOOR

Hall

Door to front, stairs leading to first floor, doors leading to:

Bedroom / Office

7'10" x 8'6" (2.40m x 2.60m)

Double glazed window to rear, radiator.

Shower Room

Three piece suite comprising tiled shower enclosure, pedestal wash hand basin and low-level WC, heated towel rail.

Utility

7'10" x 5'5" (2.40m x 1.64m)

Fitted base units with worktop space over, inset sink and drainer with taps, plumbing for washing machine, space for tumble dryer, door leading out to rear garden.

FIRST FLOOR

Landing

Stairs leading to second floor, doors leading to:

Lounge

17'4" x 14'3" (5.29m x 4.34m)

Two double glazed windows to front, two radiators.

Kitchen/Diner

9'11" x 14'3" (3.03m x 4.34m)

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, built-in oven, built-in hob with extractor hood over, two double glazed windows to rear, radiator.

SECOND FLOOR

Landing

Doors leading to:

Bedroom 1

12'8" x 14'3" (3.85m x 4.34m)

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

En-suite

6'6" x 5'2" (1.97m x 1.58m)

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

Bedroom 2

10'11" x 14'3" (3.34m x 4.34m)

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

En-suite Shower Room

5'9" x 5'2" (1.75m x 1.58m)

Three piece suite comprising tiled shower enclosure, pedestal wash hand basin and low-level WC, radiator.

OUTSIDE

Driveway to the front of the property, leading to the garage, additional allocated parking space available. Enclosed garden to the rear with paved patio and artificial lawn area with sleeper borders.

Garage

16'5" x 7'10" (5.01m x 2.39m)

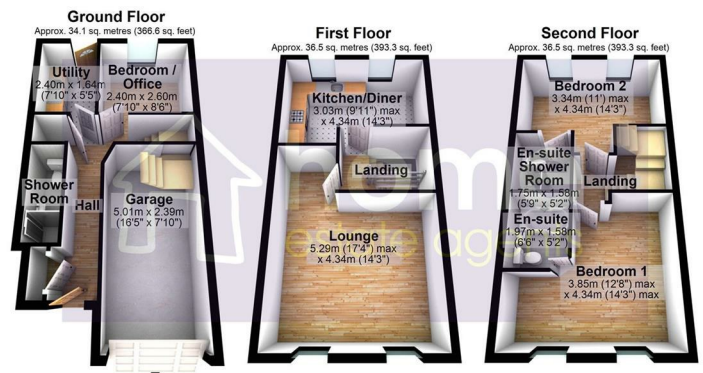
Up and over door to the front.

DISCLAIMER

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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. 107.1 sq. metres (1153.1 sq. feet)

