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# Dewsnap Lane, Dukinfield, SK16 5AN

## Offers over £265,000

Situated in a highly sought after area of Dukinfield, this well-positioned three bedroom semi-detached property offers well-balanced accommodation and a generous garden, making it an excellent choice for families and buyers looking for a home in a popular residential location. The property is conveniently placed for a range of local amenities, well-regarded schools, excellent transport links and nearby playing fields, while Dukinfield and surrounding town centres are also within easy reach.

The property is entered via a welcoming entrance hall, leading through to a separate dining room featuring an attractive bay window, creating a bright and inviting space for family meals and entertaining. The lounge offers a comfortable place to relax and benefits from a feature log burner, adding a cosy focal point to the room. To the rear is the kitchen, which provides access through to the integral garage.

To the first floor are three well-proportioned bedrooms together with the family bathroom, providing practical accommodation for a growing family. Externally, a driveway to the front provides off-road parking and leads to the integral garage, which also offers access to a useful additional store room, providing valuable storage space.

To the rear, the enclosed garden provides a lovely outdoor area, featuring a paved patio ideal for seating, a lawned area and mature planted borders that add greenery and character.

With its sought-after location, generous garden and versatile accommodation, this is a property that offers a fantastic opportunity to secure a wonderful family home.

## GROUND FLOOR

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

### Dining Room
12'0" x 12'3" (3.67m x 3.73m)
Double glazed bay window to front, radiator.

### Lounge
16'4" x 11'4" (4.98m x 3.46m)
Double glazed window to rear, feature inglenook fireplace with log burner, radiator.

### Kitchen
11'2" x 6'5" (3.41m x 1.95m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, integrated washing machine, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, door leading to garage.

## FIRST FLOOR

### Landing
Doors leading to:

### Bedroom 1
13'6" x 11'4" (4.11m x 3.46m)
Double glazed window to front, radiator.

### Bedroom 2
11'2" x 11'2" (3.41m x 3.40m)
Double glazed window to rear, radiator.

### Bedroom 3
10'0" x 6'5" (3.05m x 1.95m)
Double glazed window to front, radiator.

### Bathroom
5'11" x 6'5" (1.81m x 1.95m)
Three piece suite comprising, panelled bath with shower over, vanity wash hand basin and low-level WC, tiled walls, double glazed window to side, radiator.

## OUTSIDE
Driveway leading to the garage to the front. Enclosed garden to the rear with patio and lawn area with mature planted borders.

### Garage
20'1" x 9'3" (6.12m x 2.82m)
Up and over door to the front, door to kitchen, door leading to:

### Store Room
6'8" x 9'3" (2.04m x 2.82m)
Double glazed window to side, double glazed window to rear, door leading out to rear garden.

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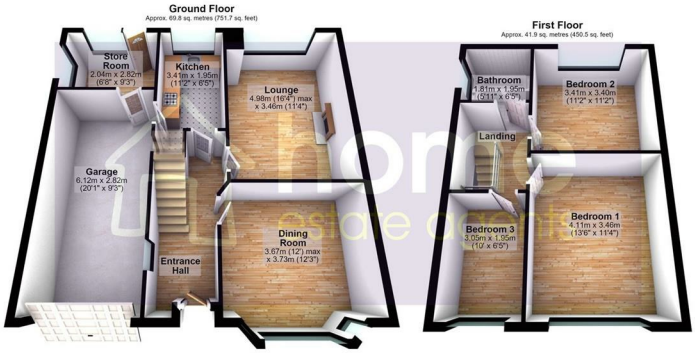
Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, 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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