



Elm Tree Drive, Dukinfield, SK16 5HQ

Offers over £240,000

****NO VENDOR CHAIN**** Ideally situated on Elm Tree Drive, this three bedroom semi-detached property presents an excellent opportunity for families, first-time buyers and those looking to move into a well-connected residential area.

The location is particularly appealing for families, with the property within the catchment areas for popular local schools. For those who enjoy the outdoors, Gorse Hall is just a short walk away, offering scenic woodland trails, beautiful countryside and far-reaching views. Stalybridge train station is approximately one mile away, providing convenient connections to Manchester and surrounding areas, while a range of local amenities and transport links are also within easy reach.

The accommodation begins with an entrance hall leading through to the lounge, kitchen and ground floor WC. To the first floor are three bedrooms and a modern shower room, providing practical and comfortable accommodation for everyday living.

Externally, the property benefits from a driveway to the front, providing valuable off-road parking, while the rear garden offers potential to create an attractive outdoor retreat to suit individual tastes.

This property offers a fantastic opportunity to secure a home in a popular location, combining family-friendly surroundings, nearby green spaces and convenient commuter links.



GROUND FLOOR

Entrance Hall

6'11" x 4'9" (2.10m x 1.46m)

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

Lounge

13'4" x 12'3" (4.06m x 3.74m)

Double glazed window to front, radiator, door to storage cupboard, door leading to:

Kitchen

9'9" x 10'6" (2.97m x 3.21m)

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 washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, door to storage cupboard, radiator, door leading to:

Rear Hall

Door leading out to rear, door leading to:

WC

Two piece suite comprising, wash hand basin and low-level WC, part tiled walls, heated towel rail.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

14'7" x 9'1" (4.44m x 2.77m)

Double glazed window to front, radiator.

Bedroom 2

8'6" x 9'1" (2.59m x 2.77m)

Double glazed window to rear, radiator.

Bedroom 3

10'10" x 6'0" (3.31m x 1.82m)

Double glazed window to front, radiator.

Shower Room

5'5" x 6'0" (1.65m x 1.82m)

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

OUTSIDE

Driveway to the front. Garden to the rear.

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.

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Total area: approx. 66.9 sq. metres (720.6 sq. feet)

