home estate agents

There's no agent like home



Southwark Drive, Dukinfield, SK16 5RL

Offers over £525,000

Occupying a generous plot on the highly desirable Richmond Park Development, this impressive five bedroom detached family home offers spacious and versatile accommodation throughout, making it an ideal choice for growing families seeking additional living space both inside and out. Beautifully presented, the property boasts a well planned layout with a fantastic balance of reception and bedroom accommodation, further enhanced by a large conservatory overlooking the rear garden.

The accommodation begins with an entrance hall leading through to a spacious lounge, providing a comfortable setting for everyday family living and relaxation. The heart of the home is the spacious kitchen/diner, offering ample space for cooking, dining and socialising, with a separate utility room providing additional practicality. There is also a convenient downstairs WC, a substantial conservatory offering further reception space and enjoying views across the garden, together with a fifth bedroom to the ground floor. This additional room offers excellent flexibility and could equally serve as a home office, playroom or snug, depending on individual requirements.

To the first floor are four double bedrooms, providing comfortable accommodation for the whole family. The principal bedroom benefits from its own four piece en-suite bathroom, creating a private space to unwind, while the remaining bedrooms are served by a family bathroom.

Externally, the property occupies an attractive plot with a double driveway and lawned garden to the front, providing ample off-road parking. To the rear is a particularly good sized, enclosed garden, offering an excellent outdoor space for families and entertaining. The garden features a paved patio area, decked area and a generous lawn, providing plenty of room for children to play or simply enjoy the warmer months.

The combination of versatile accommodation and excellent outside space, makes this a fantastic family home, not to be missed.







GROUND FLOOR

Entrance Hall
Door to front, radiator, stairs leading to first floor, doors leading to:

Lounge
18'11" x 11'5" (5.77m x 3.49m)
Double glazed box window to front, feature media wall with inset electric fire, radiator.

Bedroom 5
13'5" x 8'6" (4.09m x 2.59m)
Double glazed window to front, radiator.

Kitchen/Dining Room
13'7" x 26'9" (4.14m x 8.15m)
Fitted with a matching range of units with worktop space over, island unit with storage under, inset sink with instant hot water tap, integrated dishwasher, integrated fridge and freezer, built-in eye level oven, built-in hob with extractor hood over, built-in microwave, double glazed window to rear, radiator, double glazed French doors leading to conservatory, door leading to:

Utility
5'10" x 5'5" (1.78m x 1.65m)
Fitted with matching units, plumbing for washing machine, space for tumble dryer, double glazed window to side, radiator, door leading out to side, door leading to:

WC
Fitted with low-level WC.

Conservatory
12'4" x 17'2" (3.75m x 5.24m)
double glazed windows to sides, radiator, double glazed French doors leading out to rear garden.

FIRST FLOOR

Landing
12'6" x 6'4" (3.82m x 1.93m)
Doors leading to:

Bedroom 1
20'5" x 11'4" (6.22m x 3.45m)
Double glazed box window to front, built-in wardrobes, radiator, door leading to:

En-suite
12'8" x 5'3" (3.86m x 1.59m)
Four piece suite comprising, bath with hand shower attachment, vanity wash hand basin, shower area and low-level WC, tiled walls, double glazed window to side, heated towel rail.

Bedroom 2
11'0" x 14'9" (3.36m x 4.50m)
Double glazed window to front, radiator.

Bedroom 3
9'3" x 11'8" (2.83m x 3.56m)
Double glazed window to rear, radiator, door to storage cupboard.

Bedroom 4
9'3" x 8'6" (2.83m x 2.59m)
Double glazed window to rear, radiator.

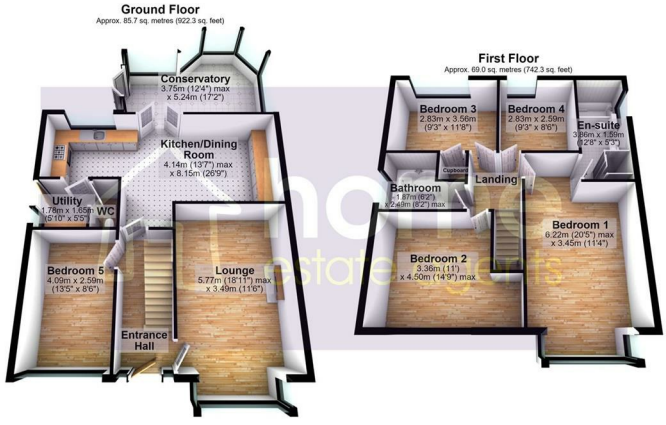
Bathroom
6'2" x 8'2" (1.87m x 2.49m)
Three piece suite comprising, bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to side, heated towel rail.

OUTSIDE
Lawned garden and double driveway to the front. Enclosed good sized garden to the rear with decked area and lawn with planted borders.

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.

WWW.HOMEEA.CO.UK



Total area: approx. 154.6 sq. metres (1664.6 sq. feet)







Phoenix House, 4 Huddersfield Road, Stalybridge, Cheshire, SK15 2QA
Tel: 0161 304 0000 **Email:** sales@homeea.co.uk www.homeea.co.uk