home estate agents

There's no agent like home

Norwich Close, Dukinfield, SK16 5DJ

Offers over £350,000

Offered for sale with no vendor chain, this spacious four-bedroom detached family home occupies an attractive cul-de-sac position within a well-established and highly regarded residential area. Offering generously proportioned and versatile accommodation throughout, the property presents an excellent opportunity for a purchaser to update and personalise to their own specification, creating a superb long-term family home.

The property enjoys a convenient location close to a range of everyday amenities, with well-regarded primary and secondary schools nearby. Stalybridge town centre is just a short drive away, offering an excellent selection of shops, cafés, restaurants and transport links, while the ever-popular Gorse Hall is within easy reach, providing beautiful woodland walks and open green spaces for those who enjoy the outdoors.

The accommodation comprises an entrance hall with internal access to the integral garage, a welcoming hallway, spacious lounge, and an impressive open-plan living space ideal for modern family life. The kitchen flows seamlessly into the utility room on one side and is open plan to the dining room, which in turn opens into the snug with patio doors leading directly onto the rear garden, creating an excellent space for both everyday living and entertaining. A ground floor WC completes the accommodation. To the first floor are four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite bathroom, together with a four-piece family bathroom.

Externally, the property is set back behind a lawned front garden with a driveway providing off-road parking and leading to the integral garage. The enclosed rear garden offers excellent potential to create an attractive outdoor space. A substantial detached outbuilding provides a versatile space suitable for a home office, gym, studio or workshop and has the added convenience of its own WC.

GROUND FLOOR

Entrance Hall
8'7" x 7'8" (2.62m x 2.33m)
Door to front, radiator, door to garage, door leading to:

Hall
14'1" x 5'10" (4.29m x 1.78m)
Door to storage cupboard, radiator, stairs leading to first floor, doors leading to:

Lounge
14'1" x 12'7" (4.29m x 3.83m)
Double glazed window to front, radiator.

Kitchen
9'0" x 9'3" (2.74m x 2.82m)
Double glazed window to side, fitted units with worktop space over, inset sink, open plan to:

Dining Room
8'11" x 9'2" (2.71m x 2.79m)
Open plan to:

Snug
10'1" x 9'5" (3.08m x 2.87m)
Radiator, double glazed sliding patio door opening to rear garden.

Utility
10'1" x 9'3" (3.08m x 2.82m)
Fitted units with worktop space over, inset sink, plumbing for washing machine, double glazed window to rear, door leading out to side.

WC
Two piece suite comprising, wash hand basin and low-level WC, tiled walls, double glazed window to rear.

FIRST FLOOR

Landing
Double glazed window to side, doors leading to:

Bedroom 1
13'6" x 12'6" (4.11m x 3.80m)
Double glazed window to front, radiator, door leading to:

En-suite
Three piece suite comprising, bath, pedestal wash hand basin and low-level WC, tiled walls.

Bedroom 2
16'6" x 14'9" (5.04m x 4.50m)
Double glazed window to rear, radiator.

Bedroom 3
16'6" x 8'0" (5.04m x 2.45m)
Double glazed windows to rear and side, radiator.

Bedroom 4
8'2" x 7'3" (2.50m x 2.21m)
Double glazed window to side, radiator.

Family Bathroom
9'6" x 10'7" (2.89m x 3.23m)
Four piece suite comprising, bath, pedestal wash hand basin, shower enclosure and low-level WC, tiled walls, double glazed window to side.

OUTSIDE

Garage
20'2" x 10'4" (6.14m x 3.16m)
Up and over door, access doors.

Outbuilding
21'2" x 12'7" (6.44m x 3.83m)
Double glazed windows to side and rear, low-level WC, sink unit, power and lighting.

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

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