



## Lodge Lane, Dukinfield, SK16 5HY

**Offers over £265,000**

This deceptively spacious four bedroom extended end mews property is offered for sale with no vendor chain and provides versatile living accommodation that can easily be adapted to suit a variety of individual needs, making it an ideal purchase for families or those requiring flexible living space.

Situated in the popular area of Dukinfield, the property is conveniently located within walking distance of a range of local amenities, shops and transport links, and is also close to well regarded primary and secondary schools, making it particularly attractive for family living.

The accommodation briefly comprises a porch leading into an office space, ideal for those working from home. From the hall there is a spacious lounge which flows open plan into the dining room, creating a bright and sociable living area. The dining room features patio doors that open out onto the rear garden, allowing plenty of natural light and providing easy access to outdoor space. The ground floor also benefits from a fitted kitchen, a useful utility room, a downstairs WC and a ground floor bedroom which could alternatively be used as another reception room, playroom or guest room depending on requirements.

To the first floor there are three further well proportioned bedrooms along with a modern shower room.

Externally, the property has a driveway to the front providing off road parking along with a small lawned garden area. To the rear is an enclosed garden featuring a paved patio area ideal for outdoor seating and entertaining, a lawned section and an additional paved area which extends down the side of the property, offering further useful outdoor space.

Overall, this well proportioned home offers flexible accommodation in a convenient and popular location and is sure to appeal to a wide range of buyers.



## GROUND FLOOR

### Porch

Door to side, double glazed window to front, radiator, doors leading to:

### Office

8'3" x 8'0" (2.51m x 2.43m)

Double glazed window to front, door to storage cupboard, door leading out to side.

### Hall

Radiator, stairs leading to first floor, door leading to:

### Lounge

13'0" x 12'0" (3.96m x 3.65m)

Double glazed window to front, radiator, open plan to:

### Dining Room

10'8" x 7'6" (3.25m x 2.28m)

Radiator, double glazed sliding patio door opening out to rear garden, open to:

### Kitchen

10'8" x 7'6" (3.25m x 2.29m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, built-in oven, built-in hob with extractor hood over, double glazed window to rear, door to storage cupboard, open to:

### Inner Hallway

Doors leading to:

### Bedroom 4

10'6" x 8'0" (3.20m x 2.43m)

Double glazed window to side, radiator.

### Cloakroom

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

### Utility Room

9'9" x 4'6" (2.98m x 1.37m)

Double glazed window to rear.

## FIRST FLOOR

### Landing

Double glazed window to side, radiator, doors leading to:

### Bedroom 1

13'0" x 8'5" (3.96m x 2.57m)

Double glazed window to front, built-in wardrobes, radiator.

### Bedroom 2

11'0" x 8'5" (3.36m x 2.57m)

Double glazed window to rear, radiator.

### Bedroom 3

7'9" x 6'4" (2.35m x 1.92m)

Double glazed window to front, radiator, door to storage cupboard.

### Shower Room

Three piece suite comprising, tiled shower area, vanity wash hand basin and low-level WC, part tiled walls, double glazed window to rear.

## OUTSIDE

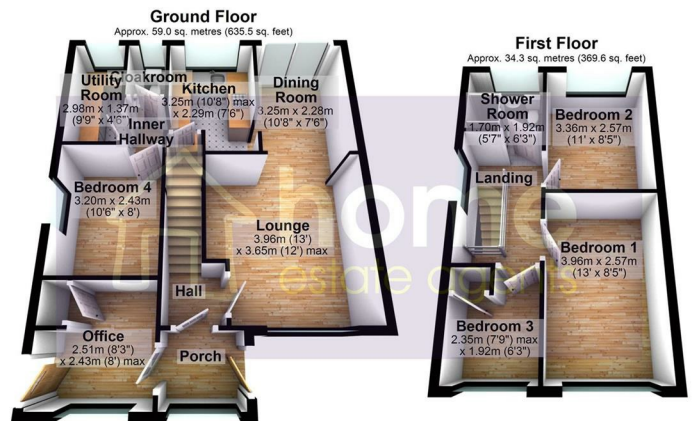
Small lawned area and driveway to the front of the property. Enclosed garden to the rear with paved patio and lawn areas with garden shed.

## 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. 93.4 sq. metres (1005.1 sq. feet)

