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Cheetham Hill Road, Dukinfield, SK16 5JY

Offers over £435,000

Selling a substantial and very well-presented four bedroom semi-detached family home offering impressive and versatile accommodation arranged over four floors. The property benefits from a lower ground floor with separate access if required, together with a loft room incorporating an en-suite. This is a well-maintained home that retains many original features while providing generous and adaptable living space, ideally suited to modern family lifestyles. Situated in a popular area of Dukinfield, the property is conveniently positioned for access to local schools and neighbouring town centres.

The accommodation comprises an entrance vestibule leading into the hallway, a lounge with feature fireplace and inset gas fire, a family room with feature fireplace and gas fire and French doors opening onto the rear garden, a dining room with wood-burning stove, and a kitchen to the ground floor. The lower ground floor provides a fourth bedroom together with a utility room/WC and a games room, offering excellent flexibility for dependent relatives, home office use, or additional living space. To the first floor there are three bedrooms, including bedroom two which features French doors opening to a Juliette balcony overlooking the rear garden, together with a four-piece period family bathroom. A further loft room with en-suite is located on the second floor.

Externally, the property is garden fronted with wrought iron gates and fencing, with steps leading down to the basement access. Double wrought iron gates open to a block-paved driveway at the side of the property providing off-road parking and leading to a detached garage. To the rear there is a well-proportioned garden with a lawned area and paved seating space, together with brick-built outbuildings providing useful storage.

The property offers generous and adaptable living space that can be configured to suit a range of lifestyle requirements. **Viewing Highly Recommended**

GROUND FLOOR

Entrance Vestibule
Door to front, door leading to:

Hall
Radiator, stairs leading to first floor, Karndean flooring, feature stained glass windows, doors leading to:

Lounge
13'4" x 13'4" (4.06m x 4.07m)
Double glazed box window to front, double glazed window to side, feature living flame effect gas fire set in feature surround, radiator, Karndean flooring.

Family Room
13'7" x 13'4" (4.13m x 4.07m)
Double glazed window to side, feature living flame effect gas fire set in feature surround, radiator, double glazed French doors leading out to rear garden.

Dining Room
12'8" x 11'0" (3.86m x 3.36m)
Double glazed bay window to side, feature inglenook fireplace with wood burning stove, radiator, access to lower ground floor, door leading to:

Kitchen
7'6" x 11'0" (2.28m x 3.36m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, integrated fridge and freezer, integrated dishwasher, plumbing for washing machine, space for range cooker, tiled walls, double glazed window to rear, door to side leading out to rear garden.

LOWER GROUND FLOOR

Games Room
12'5" x 12'5" (3.78m x 3.78m)
Access door from the forecourt garden, door leading to:

Bedroom 4
12'0" x 12'5" (3.66m x 3.78m)
Door leading to:

Utility Room / WC
7'6" x 9'11" (2.28m x 3.02m)
Two piece suite comprising pedestal wash hand basin and low-level WC, tiled walls, heated towel rail, door to storage area.

FIRST FLOOR

Landing
Double glazed window to front, radiator, stairs leading to second floor, doors leading to:

Master Bedroom
13'7" x 13'4" (4.14m x 4.07m)
Double glazed window to front, double glazed window to side, radiator.

Bedroom 2
13'5" x 13'4" (4.08m x 4.07m)
Double glazed window to side, radiator, double glazed French doors opening to Juliette balcony.

Bedroom 3
7'6" x 11'0" (2.28m x 3.36m)
Double glazed window to side, radiator.

Family Bathroom
11'8" x 8'1" (3.55m x 2.47m)
Four piece suite comprising free standing roll top bath with Victorian style shower tap attachment, vanity wash hand basin, tiled double shower enclosure and high-level flush WC, part tiled walls, double glazed window to side, radiator.

SECOND FLOOR

Loft Room
12'2" x 14'6" (3.70m x 4.41m)
Two double glazed Velux windows, open plan to:

En-suite
6'2" x 8'10" (1.89m x 2.70m)
Three piece suite comprising shower enclosure, vanity wash hand basin and low-level WC, tiled walls, double glazed window to rear.

OUTSIDE
Garden fronted with wrought iron gate and fencing. Steps leading down to basement. Double wrought iron gates with block paved driveway to side leading to detached garage. Garden to rear with lawned and paved seating area. Brick brick built outbuildings for storage.

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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