



## Arley Close, Dukinfield, SK16 5RB

### Offers over £415,000

\*\*\* PLEASE BE AWARE - This property is of low value due to the work needed \*\*\*

Selling a generously proportioned four-bedroom family home with no vendor chain, this property is perfectly positioned within a desirable cul-de-sac in the prestigious Richmond Park Development of Dukinfield. The area offers excellent convenience with a wealth of local amenities close by. Nature enthusiasts will appreciate the abundance of picturesque outdoor spaces such as Dukinfield Park and Gorse Hall, providing beautiful walking routes and family-friendly green areas. The location is also ideal for families, falling within the catchment area of several well-regarded primary and secondary schools.

Upon entering, you are welcomed by the hallway. The lounge flows seamlessly into the dining room, creating an excellent space for both everyday living and hosting guests. The kitchen/breakfast room offers ample storage and worktop space and opens into the conservatory—an inviting spot to relax while enjoying views of the garden. Completing the ground floor is a practical utility room and a convenient WC.

To the first floor, the home offers four well-proportioned bedrooms. The main bedroom benefits from its own en-suite shower room, while the remaining bedrooms are serviced by a family bathroom. The layout provides flexible space for growing families, home workers or guests.

Outside, the property features a lawned garden to the front, with a double driveway providing generous off-road parking and leading to a double garage that includes an internal store room, ideal for additional storage or hobby use. The enclosed rear garden is mainly laid to lawn with a paved patio area and mature planted borders, offering a private and attractive outdoor space perfect for children, pets, barbecues or summer entertaining.

This home combines space, comfort and an excellent location, making it a superb opportunity for families.



**MORE PHOTOS  
TO FOLLOW.**



## GROUND FLOOR

### Hall

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

### Lounge

16'1" x 11'5" (4.91m x 3.49m)

Double glazed bay window to front, living flame effect fire set in feature surround, radiator, open plan to:

### Dining Room

10'5" x 8'0" (3.17m x 2.43m)

Double glazed window to rear, radiator, door leading to:

### Kitchen/Breakfast Room

12'9" x 20'3" (3.89m x 6.18m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, integrated fridge, integrated dishwasher, built-in eye level double oven, built-in hob with extractor hood over, double glazed window to rear, radiator, door leading to utility room, patio door leading to:

### Conservatory

10'0" x 17'0" (3.06m x 5.18m)

Double glazed windows to sides, double glazed French doors leading out to rear garden.

### Utility Room

4'9" x 5'10" (1.46m x 1.78m)

Plumbing for washing machine, space for tumble dryer, double glazed window to rear, radiator, door leading out to rear, door leading to:

### WC

Two piece suite comprising wash hand basin and low-level WC.

## FIRST FLOOR

### Landing

Double glazed window to side, doors leading to:

### Master Bedroom

10'8" x 10'10" (3.25m x 3.29m)

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

### En-suite

6'4" x 4'11" (1.93m x 1.51m)

Three piece suite comprising pedestal wash hand basin, tiled shower enclosure and low-level WC, tiled walls, heated towel rail, double glazed window to side.

### Bedroom 2

9'7" x 10'10" (2.93m x 3.29m)

Double glazed window to rear, radiator.

### Bedroom 3

6'7" x 9'0" (2.01m x 2.74m)

Double glazed window to rear, radiator.

### Bedroom 4

7'4" x 6'4" (2.24m x 1.93m)

Double glazed window to front, radiator.

### Bathroom

6'4" x 5'6" (1.93m x 1.68m)

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

## OUTSIDE

Lawned garden to the front and double driveway leading to the garage. Enclosed garden to the rear, mainly laid to lawn with paved patio area and mature planted borders.

## Garage

17'0" x 17'0" (5.17m x 5.17m)

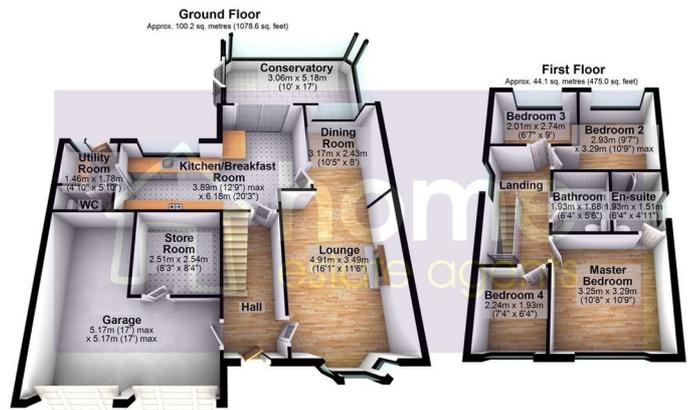
Two up and over doors to the front, door leading to store room.

## 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. 144.3 sq. metres (1553.6 sq. feet)