



## Cedar Grove, Dukinfield, SK16 5EL

**Offers over £325,000**

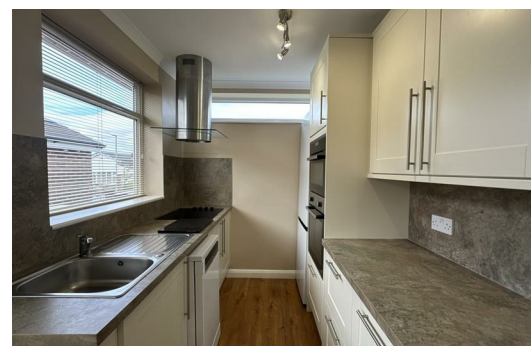
A spacious and well maintained three bedroom detached bungalow offered for sale with no vendor chain, creating an excellent opportunity for a smooth and straightforward move. Ideally positioned in a popular, quiet and peaceful part of Dukinfield, the property enjoys a cul-de-sac setting while remaining within easy reach of local amenities, schools, excellent transport links and nearby Stalybridge town centre, where a wide range of shopping, dining and commuter options can be found.

The accommodation is thoughtfully laid out to provide versatile living space all on one level, with a welcoming entrance hall, a stylish modern fitted kitchen/diner and a comfortable lounge, perfect for relaxing or entertaining.

There are three well proportioned bedrooms offering flexibility for use as guest rooms, home office or hobbies if required, together with a modern wet room for added convenience. A particular highlight of the home is the conservatory, accessed via French doors from the third bedroom, creating an additional living area with a fixed roof, heating and further French doors opening onto the rear garden. This bright and airy space is usable all year round, making it ideal as a dining area, sitting room or garden room.

Externally, the property is equally appealing, with a neat lawned frontage and driveway leading to the garage, providing ample off-road parking. To the rear, the enclosed garden features a paved patio for outdoor seating, a well tended lawn and planted borders.

This delightful bungalow is ready to move into and would be perfectly suited to a wide range of buyers, whether downsizers seeking single-level living, families wanting a peaceful setting with good access to amenities, or professionals looking for a well connected base. Offering space, comfort and a welcoming feel both inside and out, this is a property that truly ticks all the boxes.





## GROUND FLOOR

### Entrance Hall

Door to front, doors leading to:

### Kitchen/Diner

14'1" x 11'3" (4.29m x 3.44m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, slimline dishwasher, slimline fridge/freezer, built-in eye level double oven, built-in hob with extractor hood over, double glazed window to side, double glazed window to front, radiator, door leading out to side.

### Lounge

17'0" x 10'10" (5.18m x 3.30m)

Double glazed window to front, feature fireplace with inset living flame effect fire, radiator, door leading to:

### Inner Hallway

Cupboard with plumbing for a washer and space for a dryer, doors leading to:

### Bedroom 1

11'4" x 10'4" (3.45m x 3.15m)

Double glazed window to rear, radiator.

### Bedroom 2

8'6" x 13'0" (2.59m x 3.96m)

Double glazed window to rear, radiator.

### Bedroom 3

8'6" x 7'7" (2.59m x 2.30m)

Radiator, double glazed French doors leading to:

### Conservatory

10'0" x 13'0" (3.04m x 3.96m)

Double glazed windows to sides, fixed roof with skylight, radiator, double glazed French doors leading out to rear garden.

### Wet Room

Wet room with shower area, wall mounted wash hand basin and low-level WC, tiled walls, double glazed window to side, heated towel rail.

## OUTSIDE

Lawned garden to the front with block paved driveway leading to the garage. Enclosed well maintained garden to the rear with paved patio and lawn area with planted borders.

### Garage

Up and over door to the front.

