



Milton Close, Dukinfield, SK16 5DZ
Offers in the region of £290,000

Ideal for the growing family is this fantastic three bedroom semi detached property not only offering well cared for and well planned accommodation but located on a sought after cul de sac with with good sized gardens to both the front and rear and Gorse Hall on your doorstep providing some great walks and a way of life that few properties can offer.

As previously stated the property is located on a quiet cul de sac and rarely available and has well planned and deceptively spacious accommodation that briefly comprises: To the ground floor, entrance hallway, bright and airy lounge, good sized fitted dining kitchen opening to the excellent sized landscaped garden. Whilst to the first floor there are three good sized bedrooms and bathroom/WC. To the outside the property has a garden and large driveway to the front providing parking for two/three vehicles and leads to the rear which again has a good sized landscaped garden. The property is further complimented by Upvc double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers!

Impressive Property, quiet cul de sac and a stones throw from Gorse Hall!



GROUND FLOOR

Hall

Upvc double glazed front door, stairs to the first floor and radiator.

Lounge

13'0" x 13'8" (3.97m x 4.16m)

Double glazed window to front, wooden flooring, feature fire surround, TV aerial point, double doors to the dining kitchen and radiator

Dining Kitchen

10'10" x 17'0" (3.29m x 5.18m)

Fitted with a matching range of base and eye level units with worktop space over, space for fridge/freezer, plumbing for automatic washing machine, double glazed window to side, Upvc double glazed window to the rear with dor to the rear garden, fitted four ring gas hob with extractor hood and electric double oven, sliding patio doors to the landscaped rear garden, ceiling spot lights, wooden flooring and radiator.

FIRST FLOOR

Landing

Double glazed window to side.

Bedroom 1

12'9" x 9'10" (3.89m x 2.99m)

Matching range of fitted wardrobes and drawer units, Upvc double glazed window to front with views and radiator.

Bedroom 2

10'10" x 9'6" (3.30m x 2.89m)

Double glazed window to rear, radiator.

Bedroom 3

9'3" x 6'10" (2.83m x 2.09m)

Double glazed window to front, radiator.

Bathroom/WC

Contemporary fitted three piece bathroom suite in white comprising panelled bath with central taps, vanity wash hand basin, low level WC, tiled walls, double glazed window to rear, radiator.

OUTSIDE

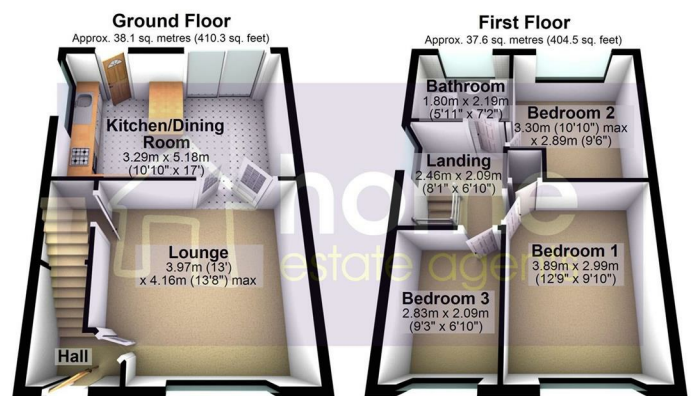
Gardens & Driveway

To the front is a good sized garden with astro turfed lawned area with mature tree, excellent sized resin driveway providing parking for two/three vehicles, whilst to the rear is a again a garden laid to astro turfed lawn with fenced boundaries and a good sized decked patio area.

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.



Total area: approx. 75.7 sq. metres (814.9 sq. feet)

