



## Dryden Close, Dukinfield, SK16 5EA

**Price £268,950**

Home Estate Agents are pleased to offer for sale this fantastic two bedroom semi detached bungalow with large loft room and offers family sized accommodation of which only a full personal inspection will fully reveal.

Offering extremely versatile accommodation this family home has been well cared for and is a credit to the current owner with well planned accommodation that briefly comprises: To the ground floor, entrance hallway, great sized lounge, two good sized bedrooms, fitted kitchen and bathroom/WC. To the first floor there is a fantastic sized loft room which has been used as a main bedroom in the past but can also be utilised as a home office/study. To the outside the property boasts excellent sized gardens to the front, side and rear with decorative imprinted concrete driveway to the front and side providing potential parking for three vehicles and leads to the detached garage. The property is Upvc double glazed and central heated and only a full personal inspection will fully reveal the quality of accommodation that is on offer.

AN OPPORTUNITY NOT TO BE MISSED - VIEW TODAY!

if you are interested in viewing this property, please give us a call on 0161 304 0000 or email us at [sales@homeea.co.uk](mailto:sales@homeea.co.uk)



## GROUND FLOOR

### Hall

Upvc double glazed front door and window to front, sliding door to kitchen, tiled floor, door to:

### Living Room

12'3" x 15'11" (3.73m x 4.86m)

Upvc double glazed window to front, fitted feature fire surround with fire inset, wall lights points, TV aerial point, radiator.

### Kitchen

7'3" x 10'5" (2.20m x 3.18m)

Window to front, window to side, fitted with a matching range of base and wall units incorporating a single drainer stainless steel sink unit and work tops over, space and plumbing for automatic washing machine and dishwasher, fitted four ring electric hob with electric oven below, newly fitted gas central heating boiler, part tiled walls.

### Bedroom 1

9'1" x 13'2" (2.78m x 4.02m)

Upvc double glazed patio doors to the rear garden, laminate wooden floor, recess storage cupboard and radiator.

### Bedroom 2

10'4" x 9'7" (3.15m x 2.91m)

Upvc double glazed window to the rear, matching range of fitted wardrobes, drawer units and top boxes, bedside units, laminate wooden floor, radiator.

### Bathroom/WC

Window to the side elevation, fitted panelled bath with shower screen and shower over, pedestal wash hand basin, low level WC, tiled walls, tiled floor and heated towel rail.

## FIRST FLOOR

### Loft Room

19'9" x 18'2" (6.03m x 5.53m)

Great sized loft room which has been utilised as a main bedroom but could be easily utilised as a home office or study, window to front, access to eaves, radiator.

## OUTSIDE

### Gardens & Driveway

To the outside the property boasts excellent sized gardens to the front, side and rear with decorative imprinted concrete driveway to the front and side providing potential parking for three vehicles and leads to the detached garage.

### Detached Garage

Up and over door

## 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. 90.5 sq. metres (974.6 sq. feet)

