



Birch Lane, Dukinfield, SK16 5AZ

Offers over £295,000

Situated on the ever-popular Birch Lane in Dukinfield, this beautifully presented three-bedroom semi-detached property offers a perfect blend of modern living and family-friendly comfort. Ideally located close to highly regarded local schools, a wide range of amenities, and excellent transport links, it is an ideal choice for growing families or professionals, seeking a well-connected and desirable area.

The accommodation briefly comprises an entrance hallway leading to a spacious lounge, which flows seamlessly into the dining room, creating a bright and sociable living space. French doors from the dining room open out onto the rear garden, flooding the interior with natural light and providing easy access for outdoor dining and entertaining. The ground floor also features a modern kitchen, designed with functionality in mind, and the added convenience of a downstairs WC.

Upstairs, there are three bedrooms, two of which are generous doubles, alongside a family bathroom and a separate WC, providing flexible accommodation for families of all sizes.

Externally, the property benefits from a driveway to the front, offering off-road parking, leading to a detached garage down the side. The rear garden is fully enclosed, mainly laid to lawn with a paved patio area, creating a private and safe space for children and pets, as well as an ideal setting for relaxing or entertaining.

With its blend of spacious interiors, practical layout, and attractive outdoor space, this home is ready to move into and enjoy from day one.



GROUND FLOOR

Hallway

Door to front, double glazed window to front, stairs leading to first floor, doors leading to:

Lounge

9'10" x 11'10" (3.00m x 3.60m)

Double glazed bay window to front, radiator, open plan to:

Dining Room

13'6" x 11'10" (4.11m x 3.60m)

Two double glazed windows to rear, double glazed French doors opening out to rear garden.

Kitchen

9'2" x 8'8" (2.80m x 2.65m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in double oven, built-in hob with extractor hood over, built-in microwave, double glazed window to rear.

WC

Two piece suite comprising, wash hand basin and low-level WC, radiator, double glazed window to side.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

13'5" x 11'6" (4.10m x 3.50m)

Double glazed window to rear, radiator, fitted wardrobes and cupboards.

Bedroom 2

9'11" x 11'6" (3.01m x 3.50m)

Double glazed window to front, radiator, fitted wardrobe.

Bedroom 3

7'9" x 9'0" (2.37m x 2.75m)

Double glazed window to rear, radiator.

Bathroom

Two piece suite comprising, bath with shower over and wash hand basin, tiled walls.

WC

Two piece suite comprising, wash hand basin and low-level WC, double glazed window to front

OUTSIDE

Driveway to the front providing ample off road parking leading to the detached garage down to the side. Enclosed garden to the rear mainly laid to lawn with paved patio area.

Garage

Up and over door to the front, double glazed window to rear, three double glazed windows to side.

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.

WWW.HOME EA.CO.UK

