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Brownlea Avenue, Dukinfield, SK16 4TZ

Offers over £325,000

This stunning and exceptionally well-presented three-bedroom semi-detached property occupies a quiet and popular cul-de-sac location in Dukinfield and offers spacious, versatile accommodation ideal for a growing family. Conveniently situated within easy reach of a wide range of local amenities in both Dukinfield and Ashton-under-Lyne, the property is also close to well-regarded schools and excellent transport links, making it an excellent choice for commuters and families alike.

Presented to a high standard throughout and ready to move straight into, the accommodation briefly comprises a porch, welcoming entrance hall, comfortable lounge, modern fitted kitchen/diner and a superb family room to the ground floor, creating an ideal space for both everyday living and entertaining. To the first floor are three well-proportioned bedrooms and a contemporary four-piece family bathroom, while a useful loft room on the second floor provides additional versatile space suitable for a variety of uses.

Externally, the property benefits from a double driveway to the front providing ample off-road parking. To the rear is a generous enclosed garden designed for low-maintenance enjoyment, featuring a paved patio area, artificial lawn and a raised decked seating area. A particular highlight is the summer house, which has been thoughtfully fitted with a bar area, creating the perfect space for entertaining family and friends throughout the year.

This impressive home offers a fantastic combination of style, space and location and early viewing is highly recommended.







GROUND FLOOR

Porch
1'8" x 5'10" (0.52m x 1.78m)
Door to front, door leading to:

Hall
12'4" x 3'0" (3.76m x 0.91m)
Stairs leading to first floor, door to storage cupboard, door to cloakroom, doors leading to:

Lounge
12'8" x 12'4" (3.85m x 3.77m)
Double glazed box window to front, radiator.

Kitchen/Diner
16'8" x 18'6" (5.09m x 5.64m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, integrated fridge/freezer, dishwasher and washing machine, built-in eye level double oven, built-in hob with extractor hood over, two double glazed windows to rear, radiator, door leading out to rear garden, double doors leading to:

Family Room
12'11" x 11'4" (3.94m x 3.46m)
Media wall.

FIRST FLOOR

Landing
5'4" x 6'7" (1.62m x 2.00m)
Stairs leading to second floor, doors leading to:

Bedroom 1
12'9" x 11'2" (3.89m x 3.41m)
Double glazed box window to front, radiator.

Bedroom 2
8'5" x 11'2" (2.57m x 3.41m)
Double glazed window to rear, radiator.

Bedroom 3
7'4" x 7'0" (2.24m x 2.13m)
Double glazed window to front, radiator.

Bathroom
8'2" x 7'0" (2.49m x 2.13m)
Four piece suite comprising, bath, vanity wash hand basin, shower enclosure and low-level WC, double glazed window to rear, heated towel rail.

SECOND FLOOR

Loft Room
11'0" x 11'0" (3.35m x 3.36m)
Velux window, doors to eaves storage.

OUTSIDE
Spacious double driveway to the front. Enclosed good sized garden to the rear with paved patio area, artificial lawn and raised decked area with summer house.

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. 107.3 sq. metres (1155.3 sq. feet)







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