



## Chester Avenue, Dukinfield, SK16 5BN

### Offers in the region of £235,000

This well presented three bedroom semi detached property is situated on a deceptively spacious plot within a quiet cul-de-sac in a popular residential area of Dukinfield, conveniently close to a range of local amenities, well regarded schools and excellent transport links.

The accommodation begins with an entrance hall leading into a bright and welcoming lounge featuring a bay window, which flows open plan into the dining room, creating an ideal space for both everyday living and entertaining. From the dining area, doors lead through to a conservatory which overlooks the garden, while the kitchen is also accessed from the dining room and provides practical workspace and storage, with integrated appliances. To the first floor there are three well proportioned bedrooms along with a newly fitted modern family bathroom, offering comfortable accommodation suitable for families, first time buyers or those looking to upsize. The property further benefits from a Hive smart heating system.

Externally the property benefits from a low maintenance garden to the front, while to the rear and side there is a particularly generous enclosed garden which enhances the appeal of the home. The outdoor space features a combination of decking, lawn and a good sized paved patio area, providing excellent space for outdoor dining, relaxing and family activities.

The overall plot size offers far more outdoor space than many similar properties, making this an attractive opportunity in a desirable residential location. \*\*Viewing Highly Recommended\*\*



## GROUND FLOOR

### Hall

Door to front, double glazed window to side, radiator, stairs leading to first floor, door leading to:

### Lounge

12'3" x 13'6" (3.73m x 4.11m)

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

### Dining Room

10'5" x 8'6" (3.18m x 2.59m)

Radiator, double glazed French doors leading to conservatory open plan to:

### Kitchen

10'5" x 11'1" (3.18m x 3.37m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, integrated fridge/freezer, integrated dishwasher, integrated washing machine, integrated tumble dryer, built-in oven, built-in hob with extractor hood over, built-in microwave, double glazed window to rear, double glazed window to side, door leading out to side.

### Conservatory

Double glazed windows to sides, radiator, double glazed French doors opening out to rear garden.

## FIRST FLOOR

### Landing

Double glazed window to side, doors leading to:

### Bedroom 1

14'9" x 10'9" (4.49m x 3.28m)

Double glazed window to front, fitted bedroom suite with a range of wardrobes, radiator.

### Bedroom 2

10'2" x 13'1" (3.10m x 3.99m)

Double glazed window to rear, fitted bedroom suite with a range of wardrobes, radiator.

### Bedroom 3

8'7" x 7'11" (2.62m x 2.41m)

Double glazed window to side, fitted bedroom suite with wardrobe and overhead storage, radiator.

### Bathroom

Newly fitted three piece suite, comprising panelled bath with shower over, vanity wash hand basin and low-level WC, illuminated mirrored bathroom cabinet with anti-fog function, double glazed window to side, radiator.

## OUTSIDE

Low maintenance garden to the front. Enclosed generous garden to the rear and side with good sized lawn, decking seating area and paved patio.

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