



St. Johns Close, Dukinfield, SK16 5LQ

Offers over £265,000

Situated on a popular cul-de-sac in Dukinfield, this spacious three bedroom semi-detached property offers well-proportioned family accommodation, together with generous outdoor space and excellent off-road parking. Ideally located for easy access to a range of local amenities, well-regarded schools and excellent transport links, the property is well suited to families and those looking for a home with plenty of space and useful additional storage.

The accommodation briefly comprises an entrance porch leading into the welcoming and spacious lounge which is open plan to the dining room. The dining area features patio doors opening into a useful sun room, creating a versatile additional space with views and access towards the rear garden. The fitted kitchen is also located on the ground floor and provides a practical and well-positioned family space. To the first floor are three well-proportioned bedrooms, together with a shower room. The second floor provides the added benefit of a loft room, offering excellent additional storage.

Externally, the property benefits from a spacious driveway to the front, providing ample off-road parking for several vehicles. To the rear is an enclosed garden offering a combination of paved patio and lawned areas, making it a practical outdoor space for families and entertaining during the warmer months. The garden also benefits from a detached garage, providing further valuable storage or potential workshop space.

An excellent opportunity to purchase a spacious family home in a popular Dukinfield location, with generous accommodation, useful additional loft space, ample parking and an enclosed rear garden.



GROUND FLOOR

Porch

4'3" x 4'6" (1.30m x 1.38m)

Door to front, radiator, door leading to:

Lounge

13'8" x 13'9" (4.17m x 4.19m)

Double glazed window to front, feature fireplace with inset living flame effect fire, open plan archway to dining room, door leading to:

Hall

7'5" x 2'8" (2.26m x 0.81m)

Double glazed window to side, radiator, stairs leading to first floor.

Dining Room

8'10" x 8'1" (2.70m x 2.46m)

Radiator, double glazed sliding patio door to sun room, open plan to:

Kitchen

8'10" x 8'4" (2.70m x 2.54m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap and drainer, tiled splashbacks, space for fridge, freezer, dishwasher and cooker, built-in extractor hood, double glazed window to rear, door to storage cupboard, door to side.

Sun Room

8'2" x 14'0" (2.49m x 4.27m)

Radiator, tiled floor, sliding door leading to rear garden, base unit with worktop over and plumbing for washing machine.

FIRST FLOOR

Landing

Double glazed window to side. pull down ladder to loft room, doors leading to:

Bedroom 1

11'5" x 10'8" (3.48m x 3.25m)

Double glazed window to rear, radiator, door to storage cupboard.

Bedroom 2

11'1" x 10'3" (3.38m x 3.12m)

Double glazed window to front, radiator.

Bedroom 3

7'4" x 7'11" (2.23m x 2.42m)

Double glazed window to front, radiator.

Shower Room

5'11" x 6'2" (1.81m x 1.88m)

Four piece suite comprising, vanity wash hand basin, shower enclosure, bidet and low-level WC, tiled walls, double glazed window to rear, radiator.

SECOND FLOOR

Loft Room

10'8" x 12'7" (3.24m x 3.84m)

Double glazed window to side, radiator, door to storage.

OUTSIDE

Large driveway to the front of the property providing ample parking for several vehicles. Enclosed garden to the rear with detached garage, paved patio and lawned area with planted borders.

Garage

19'11" x 8'1" (6.08m x 2.46m)

Up and over door to front, window to side, access door to side.

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