



Lord Street, Dukinfield, SK16 5JT

Offers over £239,950

This stunning three-bedroom home offers beautifully presented accommodation throughout and is ready for its next owners to move straight into and enjoy. Combining stylish interiors with well-planned living space and attractive gardens, this impressive property is perfectly suited to first-time buyers or growing families. Situated on a popular residential street in Dukinfield, the property enjoys a highly convenient location close to a range of local amenities, well-regarded schools, public transport links and excellent motorway connections, making it ideal for both families and commuters alike.

The accommodation begins with an entrance vestibule which leads into a bright and welcoming lounge, providing the perfect space to relax. Beyond is a spacious dining room, ideal for family meals and entertaining guests, with French doors opening directly onto the rear garden and allowing plenty of natural light to flood the room. The fitted kitchen offers a practical and functional space with ample storage and work surface areas.

To the first floor, there are three well-proportioned bedrooms, together with a four-piece family bathroom featuring both a bath and separate shower enclosure.

Externally, the property benefits from an attractive lawned garden to the front, enhancing its kerb appeal. To the rear is a fantastic enclosed garden designed for both relaxation and entertaining, featuring a decked seating area, steps leading to a paved patio and lawn, along with a further seating area, providing plenty of outdoor space for the whole family to enjoy.

This is a wonderful opportunity to acquire a superb home in a sought-after location. Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.



GROUND FLOOR

Entrance Vestibule

2'3" x 5'9" (0.69m x 1.75m)

Door to front, door leading to:

Hallway

9'10" x 5'9" (2.99m x 1.75m)

Radiator, stairs leading to first floor, doors leading to:

Lounge

14'7" x 12'3" (4.44m x 3.74m)

Double glazed box window to front, double doors leading to:

Dining Room

13'8" x 11'2" (4.16m x 3.40m)

Radiator, double glazed French doors opening out to rear garden, door leading to:

Kitchen

11'9" x 6'10" (3.59m x 2.09m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, built-in eye level oven, built-in hob with extractor hood over, double glazed window to rear, door leading out to rear.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

12'1" x 11'3" (3.69m x 3.43m)

Double glazed window to front, radiator.

Bedroom 2

12'1" x 11'2" (3.68m x 3.40m)

Double glazed window to rear, radiator.

Bedroom 3

7'5" x 7'0" (2.27m x 2.13m)

Double glazed window to front, radiator.

Bathroom

8'9" x 7'1" (2.67m x 2.16m)

Four piece suite comprising, corner bath, wash hand basin, shower enclosure and low-level WC, part tiled walls, two double glazed windows to rear, radiator.

OUTSIDE

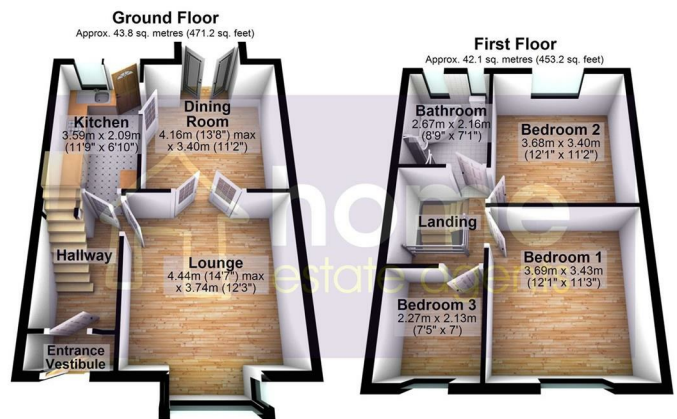
Lawned garden to the front. Enclosed garden to the rear with decked area, steps lead up to paved patio and lawn area with further seating area and gated access.

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. 85.9 sq. metres (924.4 sq. feet)

