



Windermere Road, Dukinfield, SK16 4SJ

Offers over £249,950

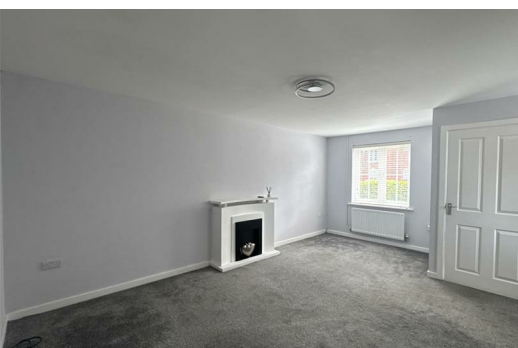
A beautifully presented and spacious four bedroom family home, offered for sale with no vendor chain, located in a highly sought-after residential area of Dukinfield. This desirable location offers the perfect balance of convenience and green space, with Dukinfield Park just a short stroll away, excellent local schools, a wide range of everyday amenities, and superb transport links providing easy access to surrounding towns and Manchester city centre.

The property offers well-planned family accommodation throughout. On the ground floor, you are welcomed by an entrance hall, a convenient downstairs WC, a spacious and comfortable lounge, and a modern open-plan kitchen/diner. The kitchen is a fantastic family and entertaining space, featuring French doors that lead directly out to the rear garden, allowing for seamless indoor-outdoor living, perfect for summer gatherings and everyday family life.

Upstairs, the first floor provides four generously sized bedrooms, offering flexible living options for growing families, home working, or guest accommodation. The family bathroom is modern and well-appointed, serving all bedrooms.

Externally, the property enjoys a neat lawned garden to the front, with a driveway to the side providing ample off-road parking. The fully enclosed rear garden is ideal for children and pets, featuring a lawn and gated steps that lead up to an elevated, paved patio seating area – an ideal spot for relaxing, entertaining, or enjoying the sunshine in a private setting.

This is a ready-to-move-into home that will appeal to a wide range of buyers, particularly families looking for space, comfort, and convenience in a highly regarded location. Early viewing is strongly recommended to appreciate all this home has to offer.



GROUND FLOOR

Entrance Hall

Door to front, door leading to:

WC

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

Lounge

17'8" x 15'0" (5.39m x 4.56m)

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

Kitchen/Diner

10'9" x 15'0" (3.27m x 4.56m)

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 oven, built-in hob with extractor hood over, double glazed window to rear, radiator, double glazed French door leading out to rear garden.

FIRST FLOOR

Landing

Double glazed window to side, doors leading to:

Bedroom 1

12'7" x 8'6" (3.84m x 2.60m)

Double glazed window to front, radiator.

Bedroom 2

10'0" x 8'0" (3.05m x 2.44m)

Double glazed window to rear, radiator.

Bedroom 3

7'4" x 6'10" (2.23m x 2.09m)

Double glazed window to rear, radiator.

Bedroom 4

9'9" x 6'2" (2.98m x 1.88m)

Double glazed window to front, radiator.

Bathroom

5'2" x 8'6" (1.58m x 2.60m)

Three piece suite comprising panelled bath with shower over, wash hand basin and low-level WC, heated towel rail.

OUTSIDE

Lawned garden to the front with driveway to the side and gated access to the rear. Enclosed garden to the rear with lawn and gated raised patio seating area.

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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