



Lodge Lane, Dukinfield, SK16 5HY

Offers over £279,950

Offered for sale with no vendor chain, this deceptively spacious four-bedroom semi-detached property has recently undergone a full refurbishment, creating a beautifully presented home ready for immediate occupation. Situated in the ever-popular area of Dukinfield, the property is ideally located within walking distance of a range of local amenities, shops and excellent transport links, whilst also being close to well-regarded primary and secondary schools, making it an ideal choice for growing families.

Finished to a high standard throughout, the accommodation offers generous and versatile living space arranged over two floors. To the ground floor, the property comprises an inviting entrance hall, a spacious lounge/diner opening through to a modern kitchen/breakfast room, providing an excellent space for both everyday family living and entertaining. In addition, there is a ground floor bedroom and a contemporary shower room, offering flexibility for multi-generational living, guests or those working from home.

To the first floor are three well-proportioned bedrooms, with the main bedroom benefiting from its own en-suite shower room, alongside a family bathroom fitted with modern fixtures and fittings.

Externally, the property is garden fronted with a driveway leading to the garage, providing ample off-road parking. To the rear is an enclosed garden offering an ideal outdoor space.

This superb home combines spacious accommodation with modern presentation in a highly convenient location, making early viewing highly recommended.



GROUND FLOOR

Hall

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

Lounge/Diner

26'2" x 11'7" (7.98m x 3.54m)

Double glazed window to front, radiator, open plan to:

Kitchen/Breakfast Room

14'5" x 11'7" (4.39m x 3.54m)

Fitted with a matching range of base and eye-level units, inset sink and drainer with mixer tap, matching island/breakfast bar, built-in eye-level oven, built-in hob with extractor hood over, double glazed window to rear, door leading to:

Rear Hall

Door leading out to side, door leading to:

Shower Room

Three piece suite comprising, shower enclosure, vanity wash hand basin and low-level WC, double glazed window to rear, heated towel rail.

Bedroom 4

12'1" x 7'9" (3.68m x 2.36m)

Double glazed window to side, door to:

FIRST FLOOR

Landing

Radiator, doors leading to:

Bedroom 1

8'11" x 17'10" (2.72m x 5.44m)

Two double glazed windows to rear, radiator, door leading to:

En-suite

Three piece suite comprising, vanity wash hand basin, shower enclosure and low-level WC, heated towel rail.

Bedroom 2

8'11" x 9'6" (2.72m x 2.89m)

Double glazed window to front, radiator.

Bedroom 3

10'6" x 8'0" (3.19m x 2.45m)

Double glazed window to front, radiator.

Bathroom

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

OUTSIDE

Lawned garden to the front and driveway leading to the garage.

Enclosed garden to the rear.

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. 108.7 sq. metres (1170.2 sq. feet)

