



Shelley Rise, Dukinfield, SK16 5EF

Offers over £399,000

Offered for sale is this well-presented and generously proportioned five-bedroom family home, providing versatile accommodation ideally suited to modern family living. Situated in a sought-after area of Dukinfield, the property occupies a pleasant cul-de-sac position and benefits from close proximity to highly regarded local schools, Dukinfield Golf Club, Cheetham Park, everyday amenities and excellent transport links, making it ideal for commuters and families alike.

The accommodation begins with an open porch to the front, leading through the main entrance into a welcoming and spacious lounge that provides a comfortable setting for relaxation. The kitchen is thoughtfully laid out and opens seamlessly into the dining room, creating a sociable hub of the home, with patio doors allowing plenty of natural light and direct access to the rear garden. Complementing this space is a separate office, ideal for home working, study or additional family room, which features French doors opening onto the garden, further enhancing the indoor-outdoor flow. The ground floor also benefits from an integral garage and a convenient WC, adding to the practicality of the layout.

To the first floor, the property offers five well-proportioned bedrooms, providing ample space for a growing family, guests or additional home working requirements. These are served by a family three-piece bathroom, finished in a neutral style.

Externally, the home continues to impress with a lawned garden to the front and a driveway providing off-road parking and access to the integral garage. The enclosed rear garden has been designed for low maintenance and enjoyment, featuring a decked patio area ideal for outdoor dining, an artificial lawn and an additional paved seating area, offering multiple spaces for relaxation and entertaining throughout the year.



