



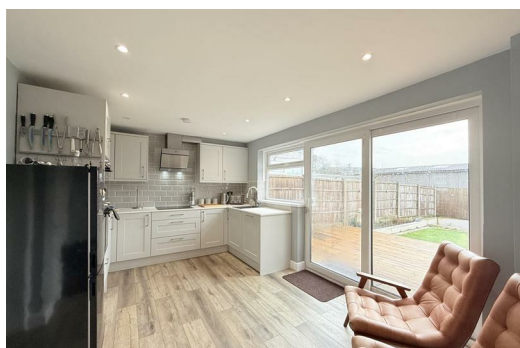
## Shelley Rise, Dukinfield, SK16 5EF

### 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.





## GROUND FLOOR

### Front Porch

Open porch with front door leading to:

### Lounge

14'2" x 14'9" (4.32m x 4.50m)

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

### Kitchen

9'5" x 14'9" (2.88m x 4.50m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, integrated dishwasher, space for fridge/freezer, built-in eye level double oven, built-in hob with extractor hood over, double glazed window to rear, sliding double glazed patio door leading out to rear garden, open plan to:

### Dining Room

25'1" x 6'3" (7.65m x 1.91m)

Radiator, door leading to garage, door leading to:

### Office

12'10" x 6'3" (3.90m x 1.91m)

Double glazed window to rear, radiator, double glazed French doors leading out to rear garden.

### Garage

18'2" x 6'3" (5.54m x 1.91m)

Up and over door to front, door leading to:

### WC

Two piece suite comprising, wash hand basin and low-level WC.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1

15'8" x 8'4" (4.78m x 2.54m)

Double glazed window to front, radiator.

### Bedroom 2

8'10" x 8'0" (2.70m x 2.44m)

Double glazed window to rear, radiator.

### Bedroom 3

16'9" x 6'3" (5.10m x 1.91m)

Double glazed window to front, radiator.

### Bedroom 4

13'4" x 6'3" (4.06m x 1.91m)

Double glazed velux window to rear, radiator.

### Bedroom 5

10'7" x 6'0" (3.22m x 1.83m)

Double glazed window to front, radiator.

### Bathroom

6'0" x 6'9" (1.82m x 2.06m)

Three piece suite comprising panelled bath with shower over, vanity wash hand basin and low-level WC, tiled walls, double glazed window to rear, heated towel rail.

## OUTSIDE

Lawned garden to the front with driveway leading to the integral garage. Enclosed garden to the rear with decked patio area, artificial lawn with raised borders and further paved patio seating area.

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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. 118.1 sq. metres (1271.5 sq. feet)

