



Vicarage Drive, Dukinfield, SK16 5LE

Offers over £269,500

This deceptively spacious and very well presented three bedroom semi-detached property represents an ideal family home, combining generous accommodation with a sought-after residential location. Positioned within a popular area of Dukinfield, the property enjoys excellent connectivity to neighbouring town centres, local amenities and schools, making it particularly appealing to families and commuters alike.

The ground floor offers a well-balanced layout beginning with a welcoming porch that leads into a bright and comfortable lounge. To the rear, the open-plan kitchen and dining area flows effortlessly into the family room, creating a highly functional and sociable space suited to modern family living.

To the first floor, the property boasts three well-proportioned bedrooms, each offering flexibility for family use, home working or guest accommodation, alongside a neatly appointed family bathroom. The property is well maintained throughout and presented in a condition that allows a purchaser to move straight in.

Externally, the home continues to impress with a driveway to the front providing off-road parking for two vehicles, complemented by a planted garden that enhances the property's kerb appeal. To the rear is an extensive enclosed garden offering a private outdoor retreat, featuring a paved patio area ideal for seating and entertaining, together with a lawned section. ****Viewing Highly Recommended****



GROUND FLOOR

Porch

Door to side, double glazed window to front, door leading to:

Lounge

13'10" x 17'0" (4.22m x 5.18m)

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

Kitchen/Diner

8'10" x 17'0" (2.68m x 5.18m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, door to under stairs storage cupboard, double glazed window to rear, radiator, open plan to:

Family Room

8'10" x 11'1" (2.70m x 3.39m)

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

FIRST FLOOR

Landing

Double glazed window to side, radiator, access to boarded loft, doors leading to:

Master Bedroom

11'3" x 10'8" (3.43m x 3.25m)

Double glazed window to rear, radiator.

Bedroom 2

11'5" x 10'6" (3.47m x 3.19m)

Double glazed window to front, radiator.

Bedroom 3

7'3" x 8'0" (2.20m x 2.45m)

Double glazed window to front, radiator.

Bathroom

5'10" x 6'0" (1.77m x 1.83m)

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

OUTSIDE

Driveway parking for two vehicles and planted garden with shrubs to the front. Enclosed extensive garden to the rear with lawn, mature shrubs and trees and paved 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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