



Benedict Drive, Dukinfield, SK16 5BF

Price £285,000

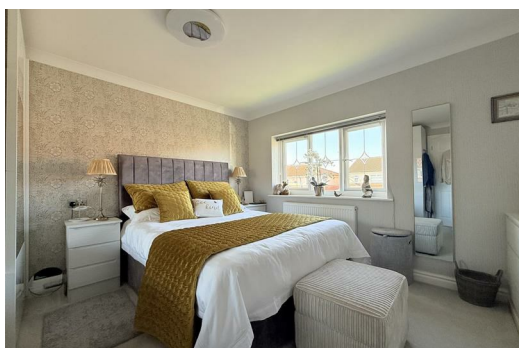
Nestled in the sought-after area of Benedict Drive, Dukinfield, this immaculate semi-detached house presents an exceptional opportunity for families and individuals alike. Boasting two well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for both relaxation and entertaining.

The heart of the home is undoubtedly the top-of-the-range modern kitchen, which has been thoughtfully designed to meet the needs of contemporary living. Its sleek finishes and high-quality appliances make it a joy to cook and dine in. The bathroom is well-appointed, ensuring convenience for all residents.

Set on a desirable corner plot, this property not only benefits from a beautifully landscaped garden but also offers exciting potential for further development, should you wish to expand or enhance your living space. The garden itself is a stunning feature, providing a tranquil outdoor retreat for family gatherings or quiet moments of reflection.

Parking is made easy with space for one vehicle, adding to the practicality of this lovely home. Located within a private estate, the property enjoys a sense of community while remaining conveniently close to local amenities and transport links.

In summary, this semi-detached house on Benedict Drive is a rare find, combining modern comforts with the potential for future growth. It is an ideal choice for those seeking a well-maintained home in a desirable location. Do not miss the chance to make this property your own.



GROUND FLOOR

Porch

Entrance porch

Living Room

13'0" x 13'9" (3.96m x 4.19m)

Bay window to front, radiator, stairs, door to kitchen

Kitchen

8'3" x 13'9" (2.52m x 4.19m)

Window to rear, modern kitchen with top of the range appliances.

Conservatory

8'10 x 11'8 (2.44m'3.05m x 3.35m'2.44m)

Beautiful sun room

FIRST FLOOR

Landing

Window to side, door.

Bedroom 1

11'1" x 13'9" (3.39m x 4.19m)

Window to front, radiator.

Bedroom 2

10'2" x 7'10" (3.10m x 2.39m)

Window to rear, radiator,

Shower Room

6'11 x 7'5 (1.83m'3.35m x 2.13m'1.52m)

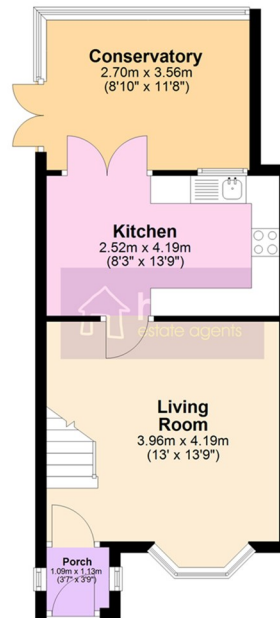
Free standing shower , toilet & basin

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.

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Ground Floor
Approx. 39.1 sq. metres (421.0 sq. feet)



Total area: approx. 66.4 sq. metres (715.2 sq. feet)

First Floor
Approx. 27.3 sq. metres (294.2 sq. feet)

