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1 Rosedale Way, Dukinfield, SK16 5RG

£475,000

Occupying an enviable position at the head of a quiet and highly sought after cul de sac on the ever-popular Richmond Park development, this beautifully presented and substantially extended four bedroom detached family home offers generous and versatile accommodation that is perfectly suited to modern family living.

Step inside and you'll find a welcoming entrance hall with a convenient ground floor WC just off. To the front of the property is a spacious lounge, flooded with natural light from the attractive bay window, which opens through to a dining area, creating a fantastic space for both everyday family life and entertaining.

To the rear of the home is where this property really comes into its own. The impressive cinema room is a fantastic addition, complete with projection screen, air conditioning and bi-fold doors opening directly onto the rear garden. Whether you're hosting family gatherings, enjoying movie nights or simply relaxing, this is a space that can be enjoyed throughout the year.

The stunning open plan kitchen/breakfast room is undoubtedly the heart of the home and delivers a real "wow" factor. Fitted with pristine white gloss cabinetry, the kitchen centres around a striking breakfast bar with seating for up to eight people, making it the perfect place for family and friends to gather. Further bi-fold doors seamlessly

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Richmond Park remains one of Dukinfield's most popular and established residential developments, particularly with families, thanks to its peaceful setting, well maintained surroundings and excellent convenience. Rosedale Way is ideally positioned for a range of everyday amenities, with local shops, supermarkets and leisure facilities all within easy reach, whilst nearby Hyde, Stalybridge and Ashton-under-Lyne offer a wider selection of retail and dining options. Families are particularly well served by a choice of primary and secondary schools including St Mary's Catholic Primary School, Oakdale School and All Saints Catholic College, all within close proximity. For commuters, Hyde North and Flowery Field railway stations are within walking distance and provide regular services into Manchester city centre, whilst the M67 and M60 motorway networks are easily accessible. The area also benefits from a number of parks, playing fields and countryside walks, making it an excellent choice for buyers seeking a balance between convenience and outdoor lifestyle.

Entrance Porch
5'3" x 3'3" (1.60m x 1.00m)
Rock front door and window to side elevation. Decorative flooring. Radiator.

WC
5'3" x 2'6" (1.60m x 0.77m)
Window to front, vanity wash hand basin, low level WC, radiator.

Lounge
14'11" x 15'11" (4.55m x 4.86m)
Window to front elevation. Open plan stairs rising to the first floor. Feature fire surround with fire inset. Wooden flooring. Ceiling cornices. Fitted storage cupboards. Archway to dining area. Radiator.

Dining Area
9'9" x 7'9" (2.96m x 2.35m)
Bay window to side elevation. Double doors to cinema room. Decorative flooring. Ceiling cornices. Radiator. Archway into Kitchen.

Cinema Room
18'9" x 11'5" (5.74 x 3.49)
Great sized cinema room with Bi-fold doors opening out to the rear garden. Fully fitted with projector, electric screen, surround sound and air conditioning. Ceramic tiled flooring. Downlights to ceiling.

Kitchen
9'9" x 16'8" (2.96m x 5.08m)
Fitted with an extensive range of high gloss white units, with coordinating worktops over. Kitchen Island. Fitted five ring gas hob with extractor hood over. Three built in electric Bosch ovens. Tiled flooring. Downlights to ceiling. Open plan to Breakfast Area. Door to Utility.

Breakfast Area
11'5" x 10'0" (3.48m x 3.04m)
Bi-fold doors to the rear garden. Large sky light windows flooding the room with light. Eight seater breakfast bar. Downlights to ceiling. Tiled flooring. Air conditioning unit.

Utility Room
6'5" x 8'5" (1.96m x 2.57m)
Fitted with an extensive range of high gloss white units incorporating a single drainer 1 1/4 stainless steel sink unit and worktops over. Window to side elevation. Plumbed for automatic washing machine. Space for tumble dryer. Integrated dishwasher. Integrated fridge freezer. Downlights to ceiling.

Stairs and Landing
11'0" x 6'7" (3.35m x 2.00m)
Airing cupboard.

Bedroom One
16'0" x 8'8" (4.88m x 2.63m)
Window to front, decorative floor, archway to en suite shower room, radiator.

En-suite Shower Room
4'6" x 6'7" (1.37m x 2.00m)
Fitted recess shower cubicle, fitted cupboards, wash hand basin, window to side, radiator.

Bedroom Two
13'2" x 9'6" (4.01m x 2.89m)
Window to front elevation. Radiator. Two Ceiling lights. Loft hatch providing access via drop down ladder to loft room which is carpeted with velux window, currently used for storage, but ideal for use as hobby room or play room for older children.

Bedroom Three
8'8" x 9'6" (2.63m x 2.89m)
Window to rear, bedside cupboard and wardrobe, radiator.

Bedroom Four
7'9" x 7'2" (2.37m x 2.19m)
Window to front, radiator.

Bathroom
6'7" x 14'11" (2.00m x 4.54m)
Great sized bathroom suite with corner bath, large recessed shower cubicle with mixer shower, pedestal wash hand basin, low level WC, two windows to rear, window to side, tiled floor, inset ceiling spot lights, heated towel rail.

Garage
10'11" x 8'5" (3.33m x 2.57m)
Up and over door, gas central heating boiler, power and light.

Outside and Gardens
To the front of the home is a lawned, low walled front garden with driveway parking for two vehicles.

To the rear there is a private low maintenance rear garden complete with Water feature fountain.

Additional Information
Tenure: Freehold
EPC Rating: C
Council Tax Band: E





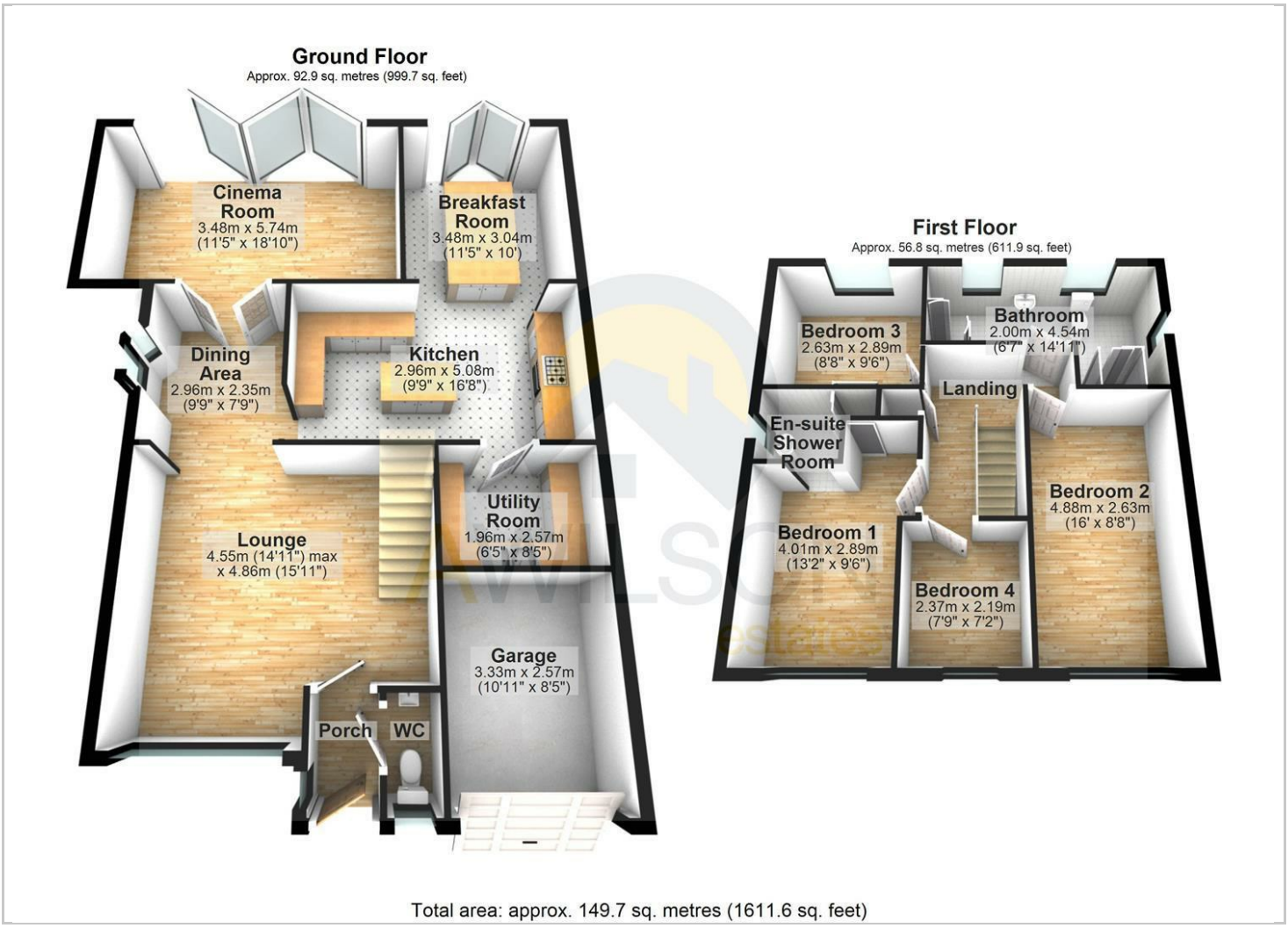






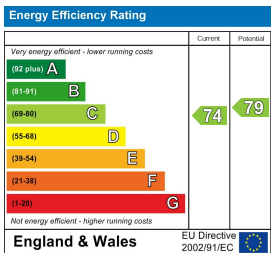


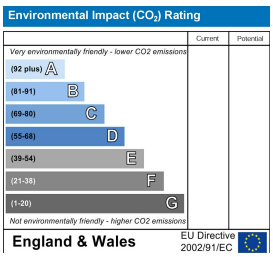




Viewing

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