

## 10 Lyne Edge Crescent, Dukinfield, SK16 5HD

### Offers Over £250,000

Set on a generous plot on Lyne Edge Crescent in Dukinfield, this three bedroom semi detached home offers plenty of space both inside and out, along with driveway parking for several vehicles, a detached garage and far reaching views towards the Manchester skyline.

The property is approached via a good sized front garden, with a driveway leading to the detached garage. Step inside through the porch into the main hallway, where the layout flows nicely. The lounge sits to the front of the house and takes full advantage of the open outlook - a great place to unwind in the evening, with views that really come into their own on nights like Bonfire Night or New Year's Eve.

To the rear, the kitchen is a standout, stretching to around 18 feet wide and offering plenty of workspace. With a five ring gas hob and two ovens, it's well suited to busy family life and those who enjoy cooking. The kitchen opens through to a bright and spacious conservatory, which in turn leads out to the rear garden through double doors, making it a great space for dining, relaxing or keeping an eye on the kids in the garden.

Upstairs, there are three well proportioned bedrooms and a modern three piece family bathroom, which benefits from dual aspect windows allowing plenty of natural light.

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, Dukinfield, SK16 5HD

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## Porch

Window to front. Window to side. Door to:

## Hallway

Stairs to first floor. Radiator. Door to:

## Lounge

11'9" x 12'8" (3.58m x 3.86m)

A cosy lounge with stunning views from front window over the Manchester City skyline. Double radiator. Space for electric freestanding fire. Ceiling light. door to:

## Kitchen

8'11" x 18'0" (2.72m x 5.49m)

Fitted with a matching range of base and eyelevel white gloss units with coordinating worktops over. Space for fridge freezer. Space for washing machine. Space for tumble dryer. Space for slimline dishwasher. Two bin eye level electric ovens. Five ring gas hob with extractor hood over. Two ceiling lights. Under stairs storage cupboard. Window to rear elevation overlooking rear garden. Door to side providing access out to rear garden. Plan into conservatory. window to rear, door to:

## Conservatory

Double doors to side providing access out into garden. Double radiator. Ceiling light.

## Stairs and Landing

Window to side elevation. Doors to bedrooms and bathroom. Loft hatch providing access to loft.

## Master Bedroom

12'0" x 12'9" (3.66m x 3.89m)

Window to front elevation. Double radiator, Ceiling light.

## Bedroom Two

9'0" x 10'11" (2.74m x 3.33m)

Window to rear elevation. Double radiator, Ceiling light. Door to:

## Bedroom Three

7'11" x 8'9" (2.41m x 2.67m)

Window to front elevation. Double radiator, Ceiling light.

## Bathroom

A modern three-piece bathroom comprising of panelled bath with glass shower screen and mains fed shower over complete with rainfall head shower and separate handheld attachment, WC, and vanity unit with inset wash handbasin. Heated towel rail. Downlights to ceiling. Window to rear elevation. Window to side elevation. window to rear, window to side, heated towel rail, door to:

## Outside and Gardens

Lawned garden to front with driveway parking for multiple vehicles leading to detached garage. To the rear there is a patio area with steps leading up to a lawned garden.

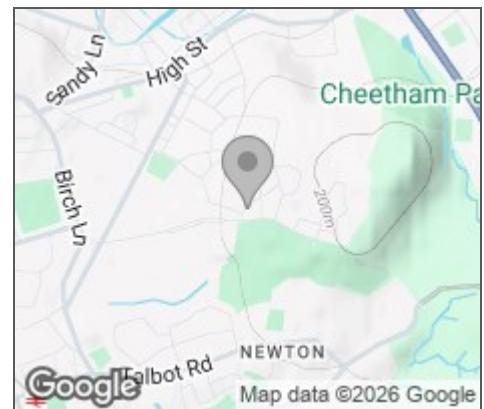
## Additional Information

Tenure: Freehold

EPC Rating: C

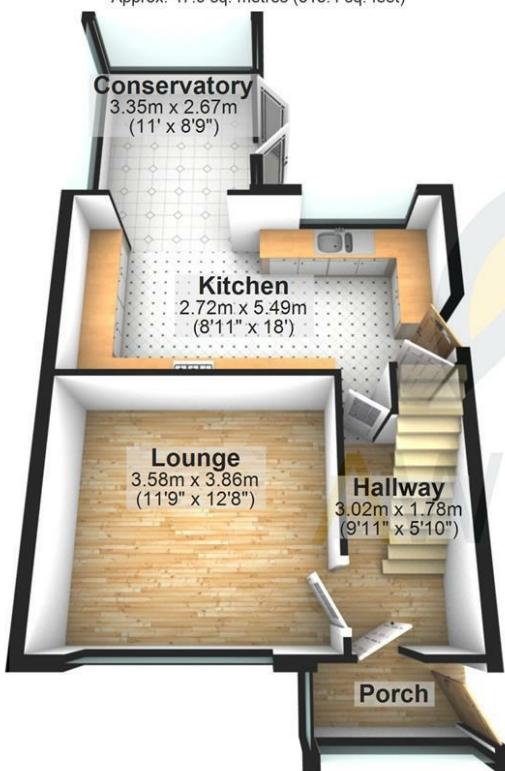
Council Tax Band: C





### Ground Floor

Approx. 47.9 sq. metres (515.4 sq. feet)



### First Floor

Approx. 37.0 sq. metres (397.8 sq. feet)



Total area: approx. 84.8 sq. metres (913.3 sq. feet)

## Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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