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3 Butterley Close, Dukinfield, SK16 5QX

£300,000

Welcome to Butterley Close. Tucked away at the bottom of the popular Reservoirs estate in Dukinfield, this three bedroom detached home has a lot going for it - off road parking, a garage stretching over 25 feet, and a brilliant rear garden with its own bar that's made for summer get togethers.

The property is fronted by a block paved driveway with space for three cars. Step inside and you're greeted by an entrance hall with a handy downstairs WC just off it. The lounge sits at the front of the house and has a cosy, relaxed feel, with the stairs leading up to the first floor. To the rear, the kitchen/diner is bright, modern, and a great social space, with sliding doors opening straight out to the garden.

Upstairs, the main bedroom comes with fitted wardrobes and its own en suite shower room. Bedroom two is another comfortable double, also with fitted storage and open views, while bedroom three works well as a child's room, nursery, or a home office if you need that extra flexibility.

The garden is a real highlight here. It's a proper suntrap, with a large patio area, additional decking, and a wooden pergola adding a bit of character. The outdoor bar is a standout feature and makes this a great space for entertaining, whether it's BBQs, drinks with friends, or just enjoying the warmer evenings.

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The location is a big plus too, especially for families. There are several well regarded schools within walking distance, including Broadbent Fold Primary, Yew Tree Primary, Rayner Stephens High School, and All Saints Catholic College. Everyday essentials are close by, with supermarkets like Co-op, Morrisons, Tesco, and Aldi, along with a range of local shops and cafés.

For work and leisure, you're less than a ten minute drive from Tameside General Hospital, and nearby you've got plenty of options to stay active, including Astley Sports Village, iTrain Gym, Dukinfield Golf Club, and scenic walks around Gorse Hall and Wild Bank Hill.

Commuting is straightforward too, with Flowery Field, Stalybridge, and Hyde North train stations all within easy reach, offering regular links into Manchester city centre, plus good local bus routes.

If it feels like this could be the one, get in touch and come take a look.

Entrance Hall
Door to Lounge. Ceiling light. Door to:

WC
Fitted with a two-piece suite including a wash hand basin and low-level WC, with a double glazed window to the front.

Lounge
15'4" x 14'11" (4.67m x 4.55m)
Double glazed window to the front. Radiator.

Stairs rising to the first floor. Useful under-stairs storage. Door leading through to:

Kitchen
9'0" x 14'11" (2.74m x 4.55m)
Fitted with a range of matching base and wall units with worktop space over, inset sink and drainer with mixer tap, and tiled splashbacks. There's plumbing for a dishwasher, space for a fridge/freezer, and a built-in oven, hob with extractor over, and microwave. Finished with a radiator and double glazed sliding patio doors opening out to the rear garden.

Garage
Door to:

Garage
Up and over door, door.

Stairs and Landing
Window to side.

Bedroom One
12'5" x 8'7" (3.78m x 2.62m)
Double glazed window to the front elevation. Radiator. Built-in wardrobes. Door to:

En-suite Shower Room
Fitted with a modern three-piece suite including a vanity wash hand basin, shower enclosure, and low-level WC, with part tiled walls and a heated towel rail. Window to side elevation.

Bedroom Two
8'4" x 8'7" (2.54m x 2.62m)
Double glazed window to the rear, radiator, and built-in wardrobes for handy storage.

Bedroom Three
9'9" x 6'2" (2.97m x 1.87m)
Double glazed window to front. Radiator.

Wet Room
Fitted with a three piece suite including a shower enclosure, vanity wash hand basin, and low-level WC, with part tiled walls, a double glazed window to the rear, and a radiator.

Outside and Gardens
Block paved driveway to the front providing off road parking for three vehicles and leading to garage. To the rear there is a large low maintenance garden mainly laid with patio, with additional decked area and rear access to garage.

Additional Information
Tenure: Leasehold
EPC Rating: D
Council Tax Band: C





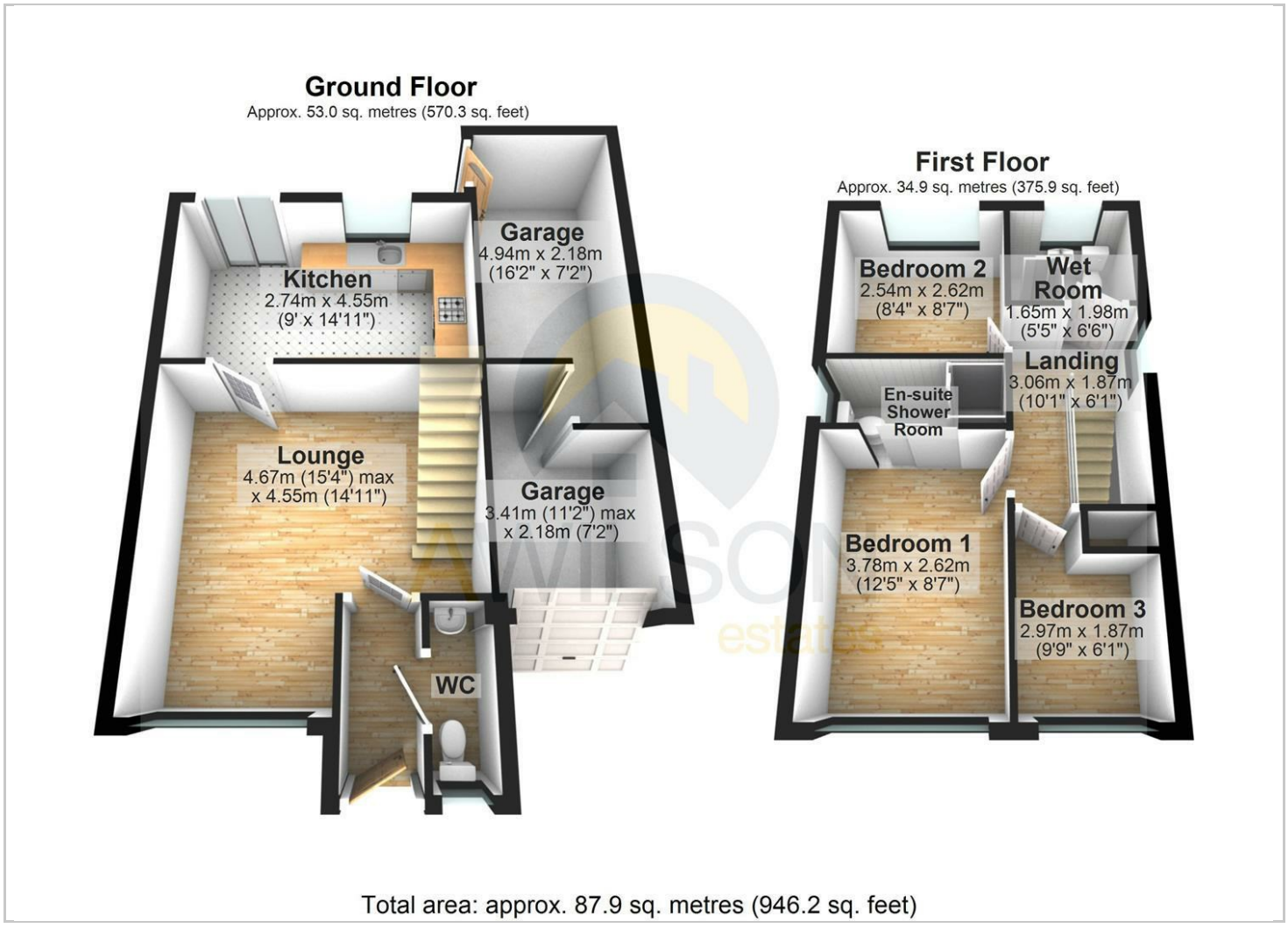






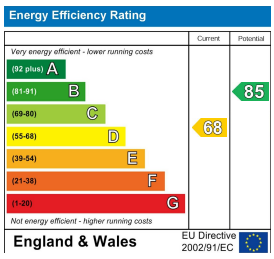


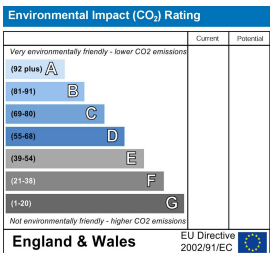




Viewing

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.





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