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Laycock Drive, Dukinfield, SK16 5DW

Offers over £400,000

Nestled on the desirable Laycock Drive in Dukinfield, this charming detached house offers a perfect blend of modern living and spacious outdoor enjoyment. With a generous area of 1,259 square feet, this property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests. The home features three well-proportioned bedrooms, providing ample space for families or those seeking a comfortable guest room.

The fully modernised kitchen is a standout feature, equipped with contemporary appliances and stylish finishes that make cooking a delight. The property has been thoughtfully updated with brand new windows, ensuring energy efficiency and a bright, airy atmosphere throughout.

As you enter, you will appreciate the large porchway entrance, which is perfect for shedding wet shoes after a rainy day. The corner plot enhances the appeal of this home, offering a huge wrap-around garden that is perfect for outdoor activities, gardening, or simply enjoying the fresh air.

Additionally, the property includes a detached garage and parking space for two vehicles, providing convenience and security. Built in 1970, this home combines classic charm with modern amenities, making it an excellent choice for those looking to settle in a friendly neighbourhood.

This delightful property is not just a house; it is a place to create lasting memories. Don't miss the opportunity to make it your own.







GROUND FLOOR

Porch
5'6" x 7'1" (1.67m x 2.15m)
Large spacious porch entrance beautifully tiled and perfect for shoes / coats

Entrance Hall
5'11" x 6'5" (1.81m x 1.96m)
Entrance hall with stairs leading up and doorway leading into the living room

Living Room
14'10" x 13'2" (4.51m x 4.01m)
Extra wide double glazed window allowing lots of light. Gas fire. open plan leading into the dining room

Dining Room
10'5" x 10'2" (3.18m x 3.11m)
nice open dining space with patio door leading into the conservatory. Carpeted. door leading into the kitchen

Conservatory
10'5" x 7'3" (3.18m x 2.20m)
Summer conservatory currently used as a play room and door leading out into the garden

Cupboard
2'11" x 4'11" (0.88m x 1.51m)
Storage cupboard under the stairs

Kitchen
9'1" x 19'0" (2.76m x 5.78m)
modernised kitchen with base & top units. oven & gas hob. plumbing for a washing machine & dishwasher.

Garage
19'3" x 9'1" (5.87m x 2.78m)
side door and main front door / driveway

FIRST FLOOR

Landing
5'11" x 7'7" (1.81m x 2.32m)
Tall Juliette balcony window

Bedroom 1
7'10" x 12'11" (2.39m x 3.93m)
fully fitted wardrobes plus an additional storage cupboard

Bedroom 2
10'3" x 11'3" (3.13m x 3.43m)
Double glazed window overlooking the back

Bedroom 3
7'2" x 9'3" (2.18m x 2.83m)
Double glazed window & storage cupboard

Bathroom
7'5" x 6'2" (2.25m x 1.88m)
Beautiful fully modernised bathroom with bath and over head large waterfall shower, vanity storage sink basin & toilet. fully tiled with double glazed window

DISCLAIMER
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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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Total area: approx. 113.5 sq. metres (1221.8 sq. feet)





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