



Wells Court  
Dukinfield, SK16 5RY

Price £235,000

This well presented three-bedroom mid-mews property is situated on the highly desirable Richmond Park estate in Dukinfield, offering an ideal home for growing families, first-time buyers, or those looking to downsize. Enjoying a prime location close to a range of local amenities, including shops, schools, and excellent transport links—such as nearby bus routes and a train station—this home combines comfort, convenience, and lifestyle.

The ground floor welcomes you with an entrance hall, a convenient downstairs WC, a generously sized lounge perfect for family relaxation, and a kitchen/diner equipped with ample cupboard space and room for a dining table—ideal for everyday meals and entertaining. A bright and airy conservatory to the rear provides additional living space and overlooks the garden, creating a seamless connection between indoor and outdoor living.

Upstairs, the property boasts three well-proportioned bedrooms, including a spacious main bedroom, and a modern family bathroom fitted with a white suite.

Externally, there is a neat lawned garden to the front and off-road parking for two vehicles. To the rear, a fully enclosed garden provides a safe and secure space for children or pets to play, mainly laid to lawn with plenty of potential for personalisation.

This is a fantastic opportunity to purchase a great home in a popular residential location. Early viewing is highly recommended to fully appreciate all that this lovely property has to offer.



## GROUND FLOOR

### Entrance Hall

Door to front, double glazed window to side, radiator, doors leading to:

### WC

Two piece suite comprising, wash hand basin and low-level WC.

### Lounge 15'9" x 14'6" (4.81m x 4.42m)

Two double glazed windows to front, radiator, stairs leading to first floor, door leading to:

### Kitchen/Dining Room 8'4" x 14'6" (2.54m x 4.42m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, door to storage cupboard, double glazed French doors leading to:

### Conservatory 11'5" x 8'4" (3.48m x 2.54m)

Double glazed windows to sides, double glazed French doors leading out to rear garden.

## FIRST FLOOR

Storage cupboard.

### Landing

Doors leading to:

### Master Bedroom 14'2" x 8'6" (4.31m x 2.58m)

Two double glazed windows to front, radiator.

### Bedroom 2 10'0" x 8'6" (3.04m x 2.58m)

Two double glazed windows to rear, radiator.

### Bedroom 3 10'2" x 5'9" (3.10m x 1.74m)

Double glazed window to front, radiator, door to storage cupboard.

### Bathroom

Three piece suite comprising panelled bath with shower over, vanity wash hand basin and low-level WC, heated towel rail, double glazed window to rear.

## OUTSIDE

Off road parking for two vehicles to the front of the property with lawned garden and paved pathway. Enclosed garden to the rear mainly laid to lawn.

## DISCLAIMER

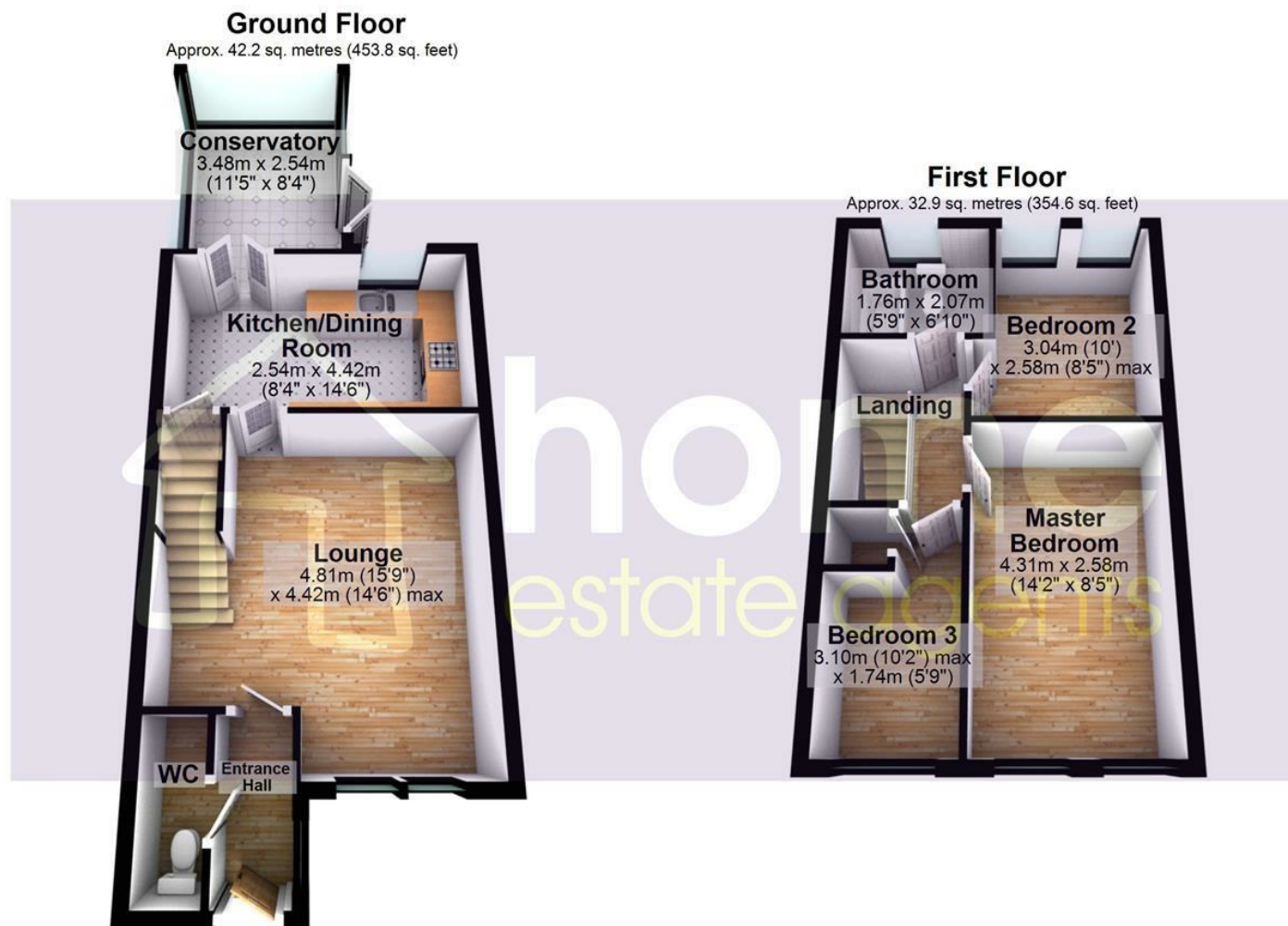
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary 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.

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. 75.1 sq. metres (808.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 