



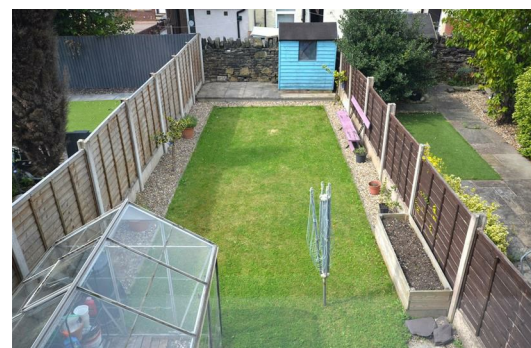
Wells Court, Richmond Park, Dukinfield, SK16 5RY

Offers over £200,000

Situated on a quiet cul de sac on the popular Richmond Park development in Dukinfield is this deceptively spacious two bedroom end mews property ideal with gardens to the front and rear and with allocated parking spaces this property would be ideal for the first time buyer or young family.

The well planned and deceptively spacious property briefly comprises: To the ground floor entrance porch, great sized bright and airy lounge and a fitted dining kitchen, whilst to the first floor there are two good sized bedrooms and a bathroom/WC. The property further benefits from a garden to the front great sized rear garden and as previously mentioned allocated parking. The property is also gas central heated and double glazed ensuring that this property will appeal to even the most discerning of purchasers

Viewing Highly Recommended!



GROUND FLOOR

Entrance Vestibule

Laminate flooring, door leading to lounge

Lounge

18'3" x 11'11" (5.56m x 3.63m)

Upvc double glazed window unit to front, radiator, laminate flooring, living flame gas fire with marble surround and hearth, TV point, open plan stairs leading to first floor, under stairs storage cupboard, door leading to kitchen.

Dining Kitchen

8'0" x 11'11" (2.44m x 3.63m)

Upvc double glazed windows to the side and rear, radiator, range of modern wall and base units with complementary work tops, splash back tiling, plumbing for automatic washing machine, stainless steel single drainer sink unit with mixer tap, built in cooker and four ring gas hob, stainless steel cooker hood, Upvc door leading to rear elevation, extractor fan gas central heating boiler, space for dining table and radiator.

FIRST FLOOR

Landing

5'6" x 11'11" (1.68m x 3.63m)

Access to roof void, doors leading to all rooms.

Bedroom 1

10'0" x 11'11" (3.06m x 3.63m)

Double glazed window to front, Fitted wardrobes, radiator.

Bedroom 2

8'0" x 11'11" (2.44m x 3.63m)

Double glazed window to rear, radiator.

Bathroom/WC

Fitted with three piece suite in white comprising panelled bath with central taps, and mixer shower over, wash hand basin, low level WC, double glazed window to side, tiled walls, heated towel rail.

OUTSIDE

Gardens & Parking

Low maintenance garden to the front with fenced boundaries, whilst to the rear is a great sized lawned garden with fenced boundaries, flower and shaled borders, timber shed, outside tap and greenhouse, paved patio area.

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.



Total area: approx. 60.6 sq. metres (652.0 sq. feet)

