

# DAWSONS

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18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: [www.wcdawson.com](http://www.wcdawson.com) Email: [reception@wcdawson.com](mailto:reception@wcdawson.com)



## Rosedale Way, Dukinfield, SK16 5RG

Situated within a pleasant cul-de-sac position on the ever popular Richmond Park development, this three-bedroom detached property benefits from uPVC double-glazed conservatory. There is also ample off-road parking and a detached brick built garage. Situated within easy reach of all local amenities, the property is ideally suited to a young family and is offered for sale with No Forward Vendor Chain.

**Price £300,000**



**CHARTERED SURVEYORS, ESTATE AGENTS  
& PROPERTY MANAGEMENT SPECIALISTS**



# Rosedale Way, Dukinfield, SK16 5RG

- 3 Bedroom Detached Property
- Popular Cul-de-Sac Position
- uPVC Double-Glazing And Gas-Fired Central Heating Throughout
- Contemporary Shower Room
- Ample Off-Road Parking With Detached Garage
- Early Internal Inspection Recommended
- uPVC Double-Glazed Conservatory
- Well Placed For Several Local Junior And High Schools
- Popular Richmond Park Estate

## The Accommodation Briefly Comprises:

Entrance hallway, Cloaks/WC with contemporary fittings, good size living room with feature fireplace, dining kitchen, uPVC double-glazed conservatory. To the first floor there are three well-proportioned bedrooms (Master having fitted wardrobes), stylishly re-fitted shower room/WC.

Externally, the front garden is laid to lawn, there is a driveway to the gable elevation providing off-road parking which leads to a detached brick built garage. The enclosed rear garden is laid mainly to lawn.

The property is within easy reach of all local amenities including numerous local Junior and High schools, Stalybridge, Ashton and Hyde town centres are also readily accessible and provide a wider range of shopping and recreational amenities and the property benefits from good commuter links.

## The Accommodation In Detail Comprises:

### GROUND FLOOR

#### Entrance Hallway

UPVC double-glazed front door and window, laminate flooring, central heating radiator.

#### Cloaks/WC

Contemporary white suite having wash hand basin with vanity storage below, low-level WC, PVC panelled walls, laminate flooring, uPVC double-glazed window, central heating radiator.

#### Living Room

15'9" reducing to 12'11" x 14'6" reducing to 8'3" (4.80m reducing to 3.94m x 4.42m reducing to 2.51m)  
Feature fireplace with electric fire, two uPVC

double-glazed windows, two central heating radiators.

#### Dining Kitchen

14'6" x 8'4" (4.42 x 2.54)

One and a half bowl single drainer stainless-steel sink unit, a range of wall and floor mounted units, built-in oven, four-ring gas hob with filter unit over, plumbing for automatic washing machine, part-tiled, tiled floor to kitchen area, laminate flooring to dining area, uPVC double-glazed window, understairs storage cupboard, central heating radiator, double-glazed patio doors to the conservatory.

#### Conservatory

10'9" x 9'0" max (3.28m x 2.74m max)

UPVC double-glazed with French doors onto the rear garden plus further personnel door to the driveway area.

### FIRST FLOOR

#### Landing

Loft access, uPVC double-glazed window.

#### Bedroom (1)

14'0" x 8'5" (4.27 x 2.57)

Fitted wardrobes, uPVC double-glazed window, central heating radiator.

#### Bedroom (2)

10'2" x 8'6" reducing to 7'6" (3.10m x 2.59m reducing to 2.29m)

uPVC double-glazed window, central heating radiator.

#### Bedroom (3)

10'3" x 5'9" max (3.12 x 1.75 max)

(Including bulkhead storage cupboard), uPVC double-glazed window, central heating radiator.

#### Shower Room/WC

6'9" x 5'22" (2.06m x 1.52m)

Contemporary white suite having shower cubicle, low-level WC, pedestal wash hand basin, part-tiled, part PVC boarded, laminate flooring, uPVC double-glazed window and central heating radiator.

### EXTERNAL

The front garden is laid to lawn. To the left-hand gable elevation there is a long driveway providing off-road parking and this leads to a detached brick built garage.

The enclosed rear garden is laid mainly to lawn.

### TENURE

Tenure is Leasehold - Solicitors to confirm.

### COUNCIL TAX

Council Tax Band "D".

### VIEWINGS

Strictly by appointment with the Agents.



## Directions



# Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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