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## Exeter Close, Dukinfield, SK16 5LJ

Situated within a popular cul de sac on the well regarded Richmond Park Estate this three bedroom, semi detached property is offered for sale and is likely to suit a wide range of prospective purchasers. The property is within easy reach of all local amenities with several junior and high schools also being within the vicinity.

The property enjoys excellent commuter links and is within easy reach of all the neighbouring town centres which provide a wide range of shopping and recreational amenities. The close proximity of several junior and high schools makes the property ideally suited to a growing family.

**Asking Price £270,000**

# Exeter Close, Dukinfield, SK16 5LJ

- Three bedroom semi detached property
- Conservatory
- Driveway for multiple cars
- Pleasant garden plot
- Popular Richmond Park cul-de-sac location
- Good commuter links

## GROUND FLOOR

### Porch

upVC double glazed window and composite door to front, door to:

### Reception room

14' x 13' (4.27m x 3.96m )

uPVC double glazed bay window, gas central heating radiator, feature fireplace with inset Living Flame fire, laminate flooring, stairs leading to first floor, door leading to dining room.

### Dining room

10' x 7' (3.05m x 2.13m )

uPVC double glazed doors leading to conservatory, archway leading to kitchen, gas central heating radiator, under stairs storage.

### Kitchen

10' x 6' (3.05m x 1.83m )

uPVC double glazed window, modern range of wall and floor mounted units, stainless steel sink, mixer tap, electric hob, built in double oven, extractor fan,

integrated dishwasher, space for fridge

freezer, plumbing for automatic washing machine, part tiled, tiled flooring.

### Conservatory

12' x 9' (3.66m x 2.74m )

Brick built base, uPVC double glazed windows, laminate flooring, uPVC double glazed doors leading to rear garden.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom one

14' x 8' (4.27m x 2.44m )

uPVC double glazed windows, gas central heating radiator.

### Bedroom two

9' x 8' (2.74m x 2.44m )

uPVC double glazed windows, gas central heating radiator.

**Bedroom three**

11' x 6' (3.35m x 1.83m )

uPVC double glazed windows, fitted bedroom furniture, gas central heating radiator.

### Bathroom

6' x 5' (1.83m x 1.52m )

uPVC double glazed window, panelled bath with shower, glass shower screen, low level WC, wall mounted wash hand basin, tiled walls, heated towel rail.

### Externally

Block paved driveway to front with parking for multiple cars. Gate to side leading to paved rear garden with decked patio and garden shed.

### N.B.

Estate Management Fee - £150 per annum.



## Directions



# Floor Plan



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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Energy Efficiency Rating		Current	Proposed
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		85	71
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Proposed
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			