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Website: www.wcdawson.com Email: reception@wcdawson.com



Capesthorne Road, Dukinfield, SK16 5BG

Occupying one of the most sought-after positions on the ever popular Richmond Park Estate, this four-bedrooomed detached family home has been maintained to a high standard and comes onto the market in excellent decorative order throughout. All amenities and local schools are within easy reach. An internal inspection is highly recommended. * Leasehold*

Offers Over £360,000



CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS



Capesthorne Road, Dukinfield, SK16 5BG

- Four-Bedroom Executive Detached
- Well Proportioned Accommodation
- Integral Garage
- Viewing Highly Recommended
- Sought-after Cul-de-sac Location
- Excellent Commuter Links
- Good Decorative Order Throughout
- Ideal Family House Suited To A Growing Family
- No Forward Vendor Chain
- Good Size Garden Plot

The Accommodation Briefly Comprises:

Entrance hallway, lounge with feature fireplace, open to the dining area, breakfast kitchen with integrated appliances, utility room, downstairs cloak/WC.

To the first floor, the Master bedroom has an en-suite shower room. There are three further bedrooms (bedroom 4 has been taken over to provide a full range of fitted wardrobes), family bathroom/WC.

Externally, the driveway provides off-road parking leading to an integral garage. There is a further lawned garden area to the front. The enclosed rear garden has a patio with a further lawned section beyond.

The property is well placed for all local amenities in Dukinfield with Ashton, Stalybridge and Hyde town centres also being within easy reach. There are excellent commuter links and several local junior and high schools are within walking distance.

The Accommodation In Detail Comprises:

GROUND FLOOR

Entrance Hallway

uPVC double-glazed front door.

Lounge

14'2 x 11'6 (4.32m x 3.51m)

Feature fireplace with living flame coal effect gas fire, uPVC double-glazed bow window, central heating radiator.

Dining Area

9'4 x 7'5 (2.84m x 2.26m)

uPVC double-glazed window, central heating radiator.

Breakfast Kitchen

16'3 x 8'10 (4.95m x 2.69m)

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 extractor hood over, integrated dishwasher, integrated fridge-freezer, part tiled, uPVC double-glazed window and French doors, central heating radiator.

Utility Room

8'9 x 4'10 (2.67m x 1.47m)

Single drainer stainless steel sink unit, a range of wall and floor mounted units, plumbing for automatic washing machine and dryer, part tiled. uPVC double-glazed external door and window.

Cloaks/WC

Low-level WC and wash hand basin.

FIRST FLOOR

Landing

Bedroom 1

12'11 x 8'10 plus box bay window 3'9 x 2'7 (3.94m x 2.69m plus box bay window 1.14m x 0.79m)

uPVC double-glazed box bay, central heating radiator.

En-Suite

6'2 x 5'10 (1.88m x 1.78m)

White suite having shower cubicle, wash hand basin with vanity storage unit below, low-level WC, fully tiled, tiled floor, uPVC double-glazed window, heated chrome towel rail/radiator.

Bedroom 2

12'4 x 8'9 (3.76m x 2.67m)

uPVC double-glazed window, central heating radiator.

Bedroom 3

10'11 x 8'8 (3.33m x 2.64m)

uPVC double-glazed window, central heating radiator.

Bedroom 4 / Dressing Room

8'3 x 5'11 (2.51m x 1.80m)

A full range of fitted wardrobes, laminate flooring, uPVC double-glazed window, central heating radiator. (This room is currently used as a dressing room).

Family Bathroom/WC

8'10 x 5'9 including bulkhead storage cupboard (2.69m x 1.75m including bulkhead storage cupboard)

Modern white suite having panelled bath with mixer shower tap, pedestal wash hand basin, low-level WC, part tiled,

laminate flooring, heating chrome towel rail/radiator and uPVC double-glazed window.

EXTERNAL

Externally there is a driveway providing off-road vehicular parking leading to an integral garage (15'8 x 8'3) with power and lighting. The front garden is laid to lawn.

The enclosed rear garden has a patio section with further lawned gardens.

TENURE

Leasehold - Solicitors to confirm.

COUNCIL TAX

Council Tax Band "D".

VIEWINGS

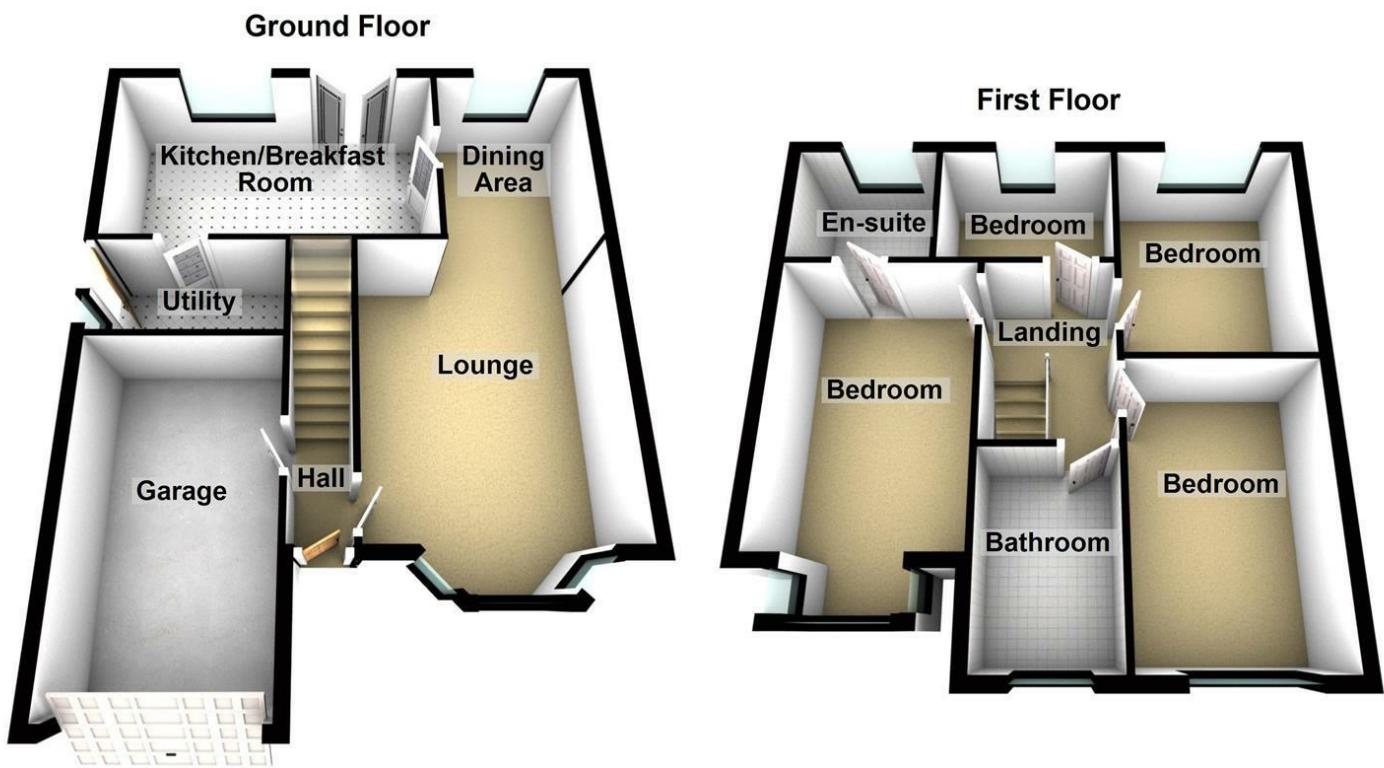
Strictly by appointment with the Agents.



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
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			
		79	67

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
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