

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

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



Ash Tree Drive, Dukinfield, SK16 5HJ

Dawsons are delighted to welcome onto the market, this traditionally built, well-positioned semi-detached property. The property has been beautifully upgraded by the current owners and is by all accounts "Move-In" ready and boasts decorative and modern fixture and fittings throughout. The property would ideally suit a young family.

The property benefits from a vibrant, inviting entrance hall which leads to a modern family lounge, modern kitchen/diner with PVC French doors that lead out to the rear enclosed garden, utility area that houses the white goods and modern shower suite. To the first floor there is a generous size landing which leads to two double bedrooms, single bedroom which can also be used as an office space and a beautiful modern family bathroom suite.

The property is well-positioned for all the desired local amenities that are nearby with Dukinfield town centre being less than two miles distant. Within the centre of Dukinfield there are a range of local amenities including excellent transport and commuter links to the M67 and M60 Outer Manchester Ring Roads, local supermarkets, retail outlets, shops, public houses, restaurants as well as state junior and secondary schools.

Viewing is highly recommended to fully appreciate the specification this refurbished, traditional semi-detached property has to offer to the market.

Price £240,000



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



Ash Tree Drive, Dukinfield, SK16 5HJ

GROUND FLOOR

Entrance Hall

5'6" x 11'1" (1.7 x 3.4)

Bright vibrant inviting entrance hall which comprises of laminate flooring, multiple power points, central heating radiator and under stairs storage.

Lounge

12'5" x 11'9" (3.8 x 3.6)

Modern lounge comprising fitted carpet, uPVC double glazed window, multiple power points, central heating radiator, open plan to:

Kitchen/Diner

8'10" x 18'8" (2.7 x 5.7)

Stunning kitchen/diner comprising of wall and base unit with worktops over, breakfast bar, inset sink and drainer with mixer tap, tiled splashback, ceiling spotlights, integrated appliances, built in oven and hob with extractor over, central heating radiator and laminate flooring, door to utility room, French doors to rear garden.

Utility Area

6'6" x 5'10" (2.0 x 1.8)

uPVC double glazed window, worksurface with inset sink and mixer tap, space below

for washer and dryer, laminate flooring, ceiling spotlights, door to shower room.

Shower Room

6'2" x 3'7" (1.9 x 1.1)

uPVC double glazed window, fitted with a three piece suite comprising enclosed shower cubicle, vanity wash hand basin, low level WC, vinyl flooring, chrome towel radiator, ceiling spotlights, extractor fan.

FIRST FLOOR

Landing

uPVC double glazed window, access to the loft.

Bedroom 1 (Double)

9'10" x 11'9" reducing to 3'7" x 0'0".22'11" (3.0 x 3.6 reducing to 1.1 x 0..7)

uPVC double glazed window, fitted carpet, multi power points, central heating radiator.

Bedroom 2 (Double)

10'5" x 9'2" reducing to 3'3" x 1'11" (3.2 x 2.8 reducing to 1.0 x 0.6)

uPVC double glazed window, fitted carpet, multi power points, central heating radiator.

Bedroom 3/Study

8'6" x 7'6" (2.6 x 2.3)

uPVC double glazed window, fitted carpet,

low-level lighting, multi power points and central heating radiator.

Bathroom/WC

7'10" x 5'2" (2.4 x 1.6)

Beautifully presented modern family bathroom suite comprising panelled bath with rain showerhead and attachment, vanity wash hand basin, low level WC, vinyl flooring, tiled wall, uPVC double glazed window, chrome towel radiator, ceiling spotlights and extractor fan.

EXTERNAL

To the rear there is a beautifully kept enclosed landscaped garden with flagged patio and seating area, border plants and shrubs, lawned garden. There is also a detached shed that can be used for the housing of general garden accessories and items.

TENURE

To be confirmed by Solicitors.

COUNCIL TAX

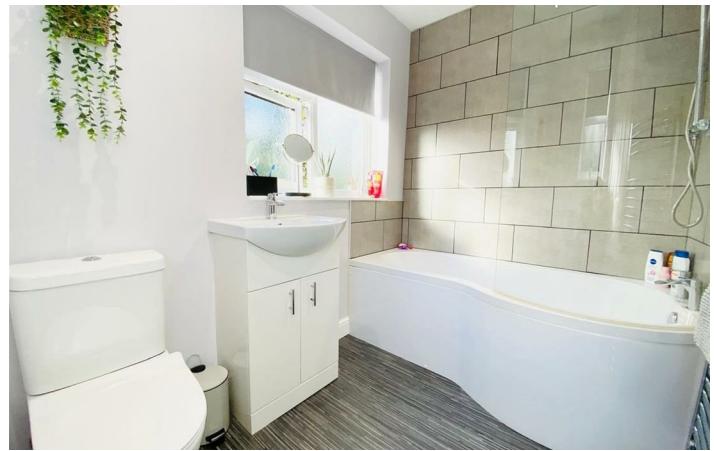
Council Tax Band "C".

VIEWING

Strictly by appointment with the Agents.

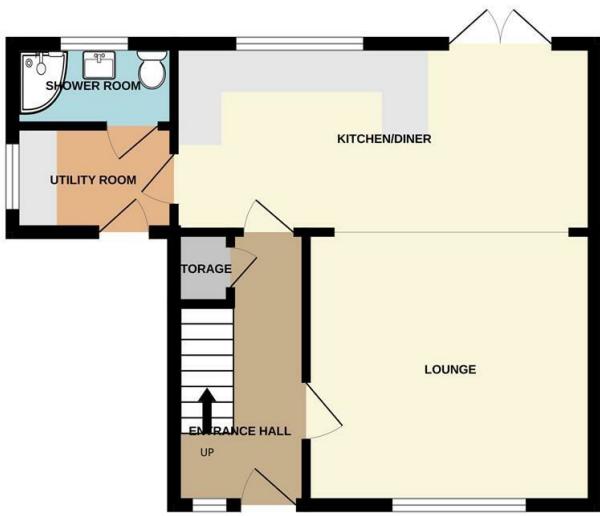


Directions



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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Energy Efficiency Rating	
Council	Household
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	
43	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Council	Household
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	
EU Directive 2002/91/EC	
England & Wales	