

# DAWSONS

Property Professionals since 1925

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**Dale Brook Avenue, Dukinfield, SK16 5BD**

Dawsons are pleased to bring to the market this well presented three bedrooomed detached family home. Situated in a popular cul-de-sac location, on the well regarded Richmond Park estate. The property is well placed for local amenities including several local junior and high schools. Commuter links are all within easy reach and we would recommend interested parties view at earliest convivence.

**Offers In The Region Of £320,000**



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



# Dale Brook Avenue, Dukinfield, SK16 5BD

- Three bedroom detached property
- Garage and driveway
- Early internal inspection recommended
- Private cul-de-sac location
- UPVC double glazed conservatory
- Private lawned rear garden
- Refitted modern white bathroom suite
- Popular Richmond park estate

## GROUND FLOOR

### Porch

8'2 x 2 (2.49m x 0.61m)

uPVC double glazed windows, uPVC door, door leading to

### Hallway

5'9 x 6'4 (1.75m x 1.93m)

Gas central heating radiator, stairs to first floor, doors leading to:

### Downstairs WC

2'7 x 6'3 (0.79m x 1.91m)

uPVC double glazed window, fitted with a two piece suite comprising low level WC and vanity wash hand basin, tiled walls.

### Living room

11'2 x 13'3 (3.40m x 4.04m)

uPVC double glazed window, fireplace, gas central heating radiator. Doors leading to:

### Dining room

8'8 x 11'2 (2.64m x 3.40m)

Gas central heating radiator, uPVC doors leading to conservatory:

### Conservatory

11'3 x 10 (3.43m x 3.05m)

UPVC conservatory, central heating

radiator, laminate flooring, Upvc double glazed French doors doors leading to garden..

### Kitchen

15'6 x 9'8 (4.72m x 2.95m)

uPVC double glazed window, wall mounted cupboards, space for dishwasher, sink with mixer tap, , gas central heating radiator, door leading to:

### Utility

8'6 x 7'4 (2.59m x 2.24m)

uPVC double glazed window, wall mounted cupboards, space for washing machine, Door leading to garden.

### Garage

8'2 x 17'2 (2.49m x 5.23m)

Up and over door to front.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1

10'8 x 11'5 (3.25m x 3.48m)

uPVC double glazed window, gas central heating radiator, door to:

### En-suite

9 x 6'9 (2.74m x 2.06m)

uPVC double glazed window, wash hand basin, shower, gas central heating radiator

### Bedroom 2

11'2 x 11'1 (3.40m x 3.38m)

uPVC double glazed window, gas central heating radiator.

### Bedroom 3

9'3 x 7'2 (2.82m x 2.18m)

uPVC double glazed window, gas central heating radiator.

### Bathroom

7'2 x 5'7 (2.18m x 1.70m)

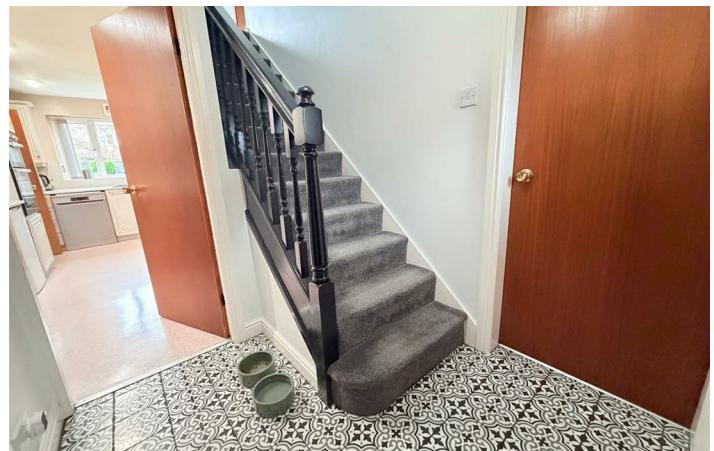
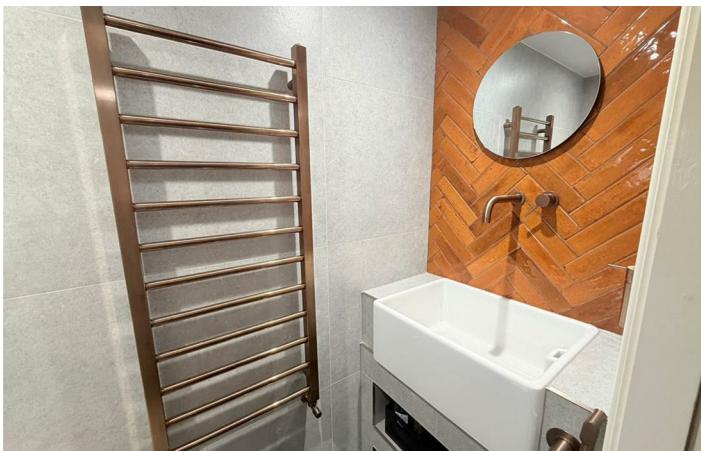
uPVC double glazed window, wash hand basin, bath with shower, heated towel rail.

### Externally

Lawned garden to front, Driveway leading to garage, Enclosed garden to rear with paved patio and lawned area.

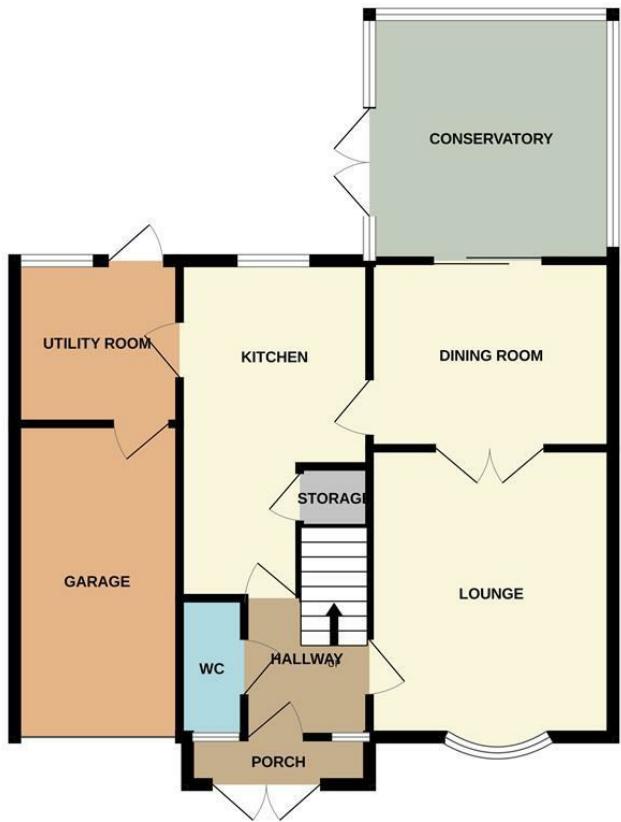


## Directions

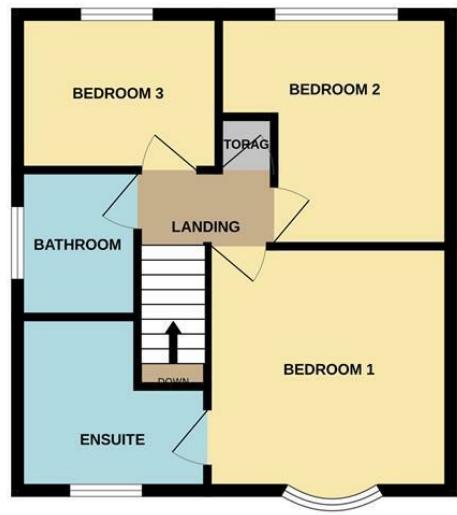


# Floor Plan

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	
81	
59	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Council	Household
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	