

# DAWSONS

Property Professionals since 1925

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## Tennyson Avenue, Dukinfield, SK16 5DR

Dawsons are pleased to bring to market this immaculately presented three bedroom semi detached home which has been extended to the rear. Located on the sought after Tennyson Avenue in Dukinfield. The property offers open plan living with an orangery over looking the rear garden with an outside bar and utility room, three bedrooms and a driveway. The property has been modernised to a high standard with underfloor heating in the kitchen and conservatory. Internal inspection highly recommended.

Accessible countryside walks as well as being within easy reach of all local amenities and several highly regarded junior and high schools. Stalybridge, Ashton under Lyne and Hyde Town Centres are all readily accessible and provide a wide range of shopping and recreational amenities as well as excellent commuter links.

**Offers Over £350,000**



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



# Tennyson Avenue, Dukinfield, SK16 5DR

- Three bedroom, semi detached property
- Under floor heating in kitchen and orangery
- Spacious Orangery
- Popular location
- Extended to rear
- Modern bathroom fittings
- Built in wardrobes in bedroom ones and three
- Open plan living space downstairs
- Easy to maintain rear garden
- Schools in Close Proximity

## Ground floor

### Entrance hallway

Composite front door, wood and glazed double doors leading to reception room, stairs leading to first floor.

### Reception room

12' x 13' (3.66m x 3.96m )  
uPVC double glazed bay window, uPVC double glazed window, feature decorative fireplace, modern gas central heating radiator, opening leading to dining room and kitchen.

### Kitchen/Dining room

15, x 10' (4.57m, x 3.05m )  
uPVC double glazed window, fitted with a contemporary kitchen comprising of wall and base units with worksurface/splashbacks over, feature plinth lighting, inset sink with mixer tap, matching breakfast bar with drawers and inset electric hob, integrated fridge freezer, integrated oven and microwave, tiled flooring, underfloor heating system, recessed spotlights, wine cooler, open to:

### Orangery

15' x 13' (4.57m x 3.96m )  
uPVC double glazed windows, tiled floor, under floor heating system, modern gas central heating radiators, recessed spotlights, uPVC double glazed French doors leading out to the rear garden and driveway,

## First floor

### Landing

uPVC double glazed window, doors leading to:

### Bedroom 1

9' x 13' (2.74m x 3.96m )  
uPVC double glazed windows, gas central heating radiator, light fittings either side of the bed, built in wardrobes, built in dressing table.

### Bedroom 2

9' x 9' (2.74m x 2.74m )  
uPVC double glazed window, gas central heating radiator.

### Bedroom 3

5' x 10' (1.52m x 3.05m )  
uPVC double glazed windows, modern fitted wardrobes, panelled wall, built in dressing table, built in shelving unit, bespoke fitted mirror with LED lighting around, LED flush feature ceiling lighting, modern gas central heating radiator.

### Bathroom

6' x 6' (1.83m x 1.83m )  
uPVC double glazed window, vanity wash hand basin, LED mirror with bluetooth, walk in shower cubicle with rainfall shower, shower niche with LED lighting, low level WC, tiled walls, LED flush feature ceiling lighting.

## Externally

Driveway to the front with parking for several vehicles, double gates leading to the rear garden. Enclosed low maintenance rear garden artificial lawn, raised flowerbeds and paved patio.

## Outside Bar / Utility Room

Garage converted to a bar area and utility room. Perfect entertaining space with bi-folding doors onto the rear garden, built in bar, shelving and drinks optics. Plumbing for automatic washing machine, space for dryer.

## Chief rent

£7.50 paid annually to Simarc

## AML Checks

We are required by law to conduct Anti Money Laundering (AML) checks for all vendors and purchasers. A non refundable fee of £15 per check will be payable to cover this digital process. These checks are carried out by Thirdfort.

This is a legal requirement to meet HMRC and UK law guidelines .

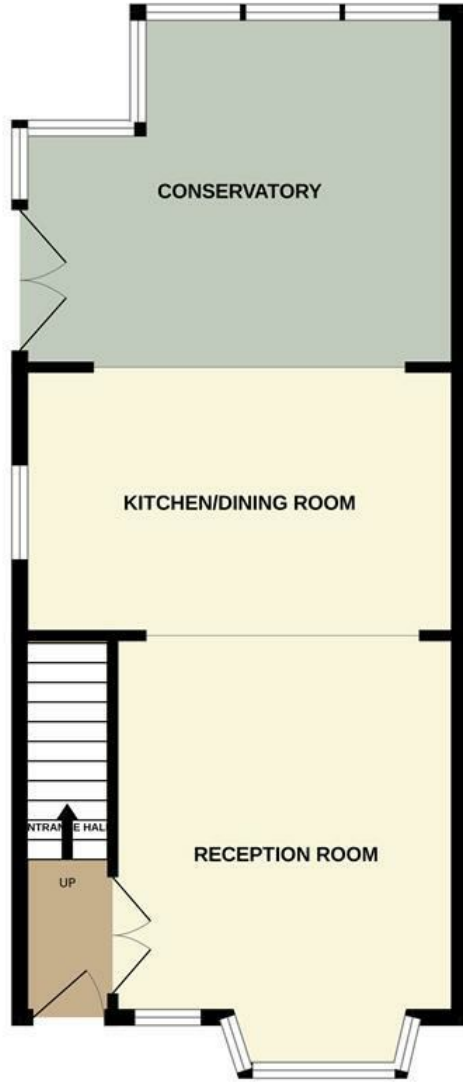


## Directions

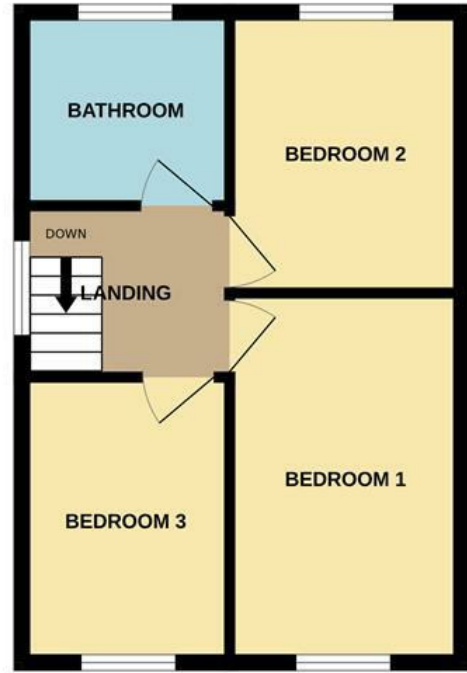


# Floor Plan

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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