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Wordsworth Close, Dukinfield, SK16 5DS

Situated in a well regarded cul de sac location this well proportioned, three bedroom, semi detached property comes onto the market in excellent condition throughout and enjoys a good sized garden plot with a delightful landscaped garden being a particular highlight.

The property is within close proximity of the ever popular Broadbent Fold Junior School with several other local junior and high schools all being within easy reach. Stalybridge, Ashton and Hyde Town Centres are also readily accessible and provide a wide range of shopping and recreational amenities. There are several countryside walks in the vicinity and the property is also close to Dukinfield Golf Club.

Price £280,000



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



Wordsworth Close, Dukinfield, SK16 5DS

- 3 Bedroom Semi Detached Property
- Close Proximity to Several Junior and High Schools
- 2 Reception Rooms
- All Amenities Within Easy Reach
- Delightful Cul de Sac Location
- Landscaped Rear Garden
- Internal Inspection Essential
- Excellent Condition Throughout
- Driveway and Single Garage
- Sought After Residential Location

Contd.....

The Accommodation briefly comprises:

Entrance Porch, Entrance Hallway, Lounge with inset fireplace, Dining Room with uPVC double glazed window, understairs storage double glazed patio doors onto rear garden, separate Kitchen

To the first floor there are 3 Bedrooms (all with built-in wardrobes/cupboards), Shower Room/WC with modern white suite

Externally the front garden is laid to lawn, there is a driveway providing off road parking leading to an attached brick built garage. The fully enclosed rear garden has been landscaped and is ideal for those who enjoy outdoor entertaining.

The Accommodation in Detail:

Entrance Porch

uPVC double glazed windows and door, tiled floor

Entrance Hallway

Laminate flooring, central heating radiator

Lounge

13'7 x 12'6 increasing to 12'10 (4.14m x 3.81m increasing to 3.91m)

Inset fireplace with timber mantle, uPVC cupboard, central heating radiator

Dining Room

10'5 x 8'6 (3.18m x 2.59m)

uPVC double glazed patio doors, central heating radiator

Kitchen

10'5 x 7'2 (3.18m x 2.18m)

Single drainer stainless steel sink unit, range of wall and floor mounted units, part tiled, plumbed for automatic washing machine, tiled floor, uPVC double glazed rear door and window

First Floor:

Landing

uPVC double glazed window, access to boarded loft via pull down ladder.

Bedroom (1)

13'2 x 9'0 increasing to 9'6 (4.01m x 2.74m increasing to 2.90m)

Built-in wardrobes, uPVC double glazed window, central heating radiator

Bedroom (2)

9'5 x 9'2 (2.87m x 2.79m)

Built-in wardrobe, uPVC double glazed window, central heating radiator

Bedroom (3)

10'1 x 6'8 (including bulkhead storage) (3.07m x 2.03m (including bulkhead storage))

uPVC double glazed window, central heating radiator

Shower Room/WC

6'2 x 6'2 (1.88m x 1.88m)

Modern white suite having shower cubicle, pedestal wash hand basin, low level WC, fully tiled, heated chrome towel rail/radiator, recessed spotlights, uPVC double glazed window.

Externally:

The front garden is laid to lawn with border plants and shrubs. There is a driveway providing off road vehicular parking leading to an attached brick built garage with power and lighting, rear personnel door.

The rear garden has been landscaped with separate sun terraces, Astro-turfed section and outside tap.

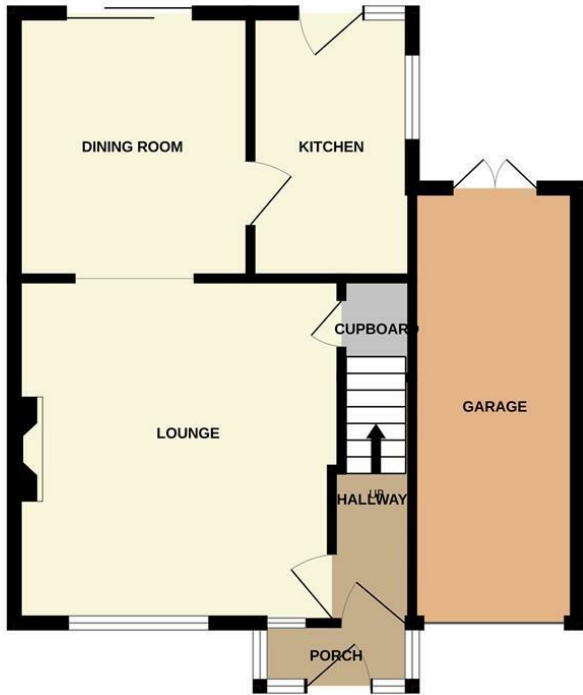


Directions

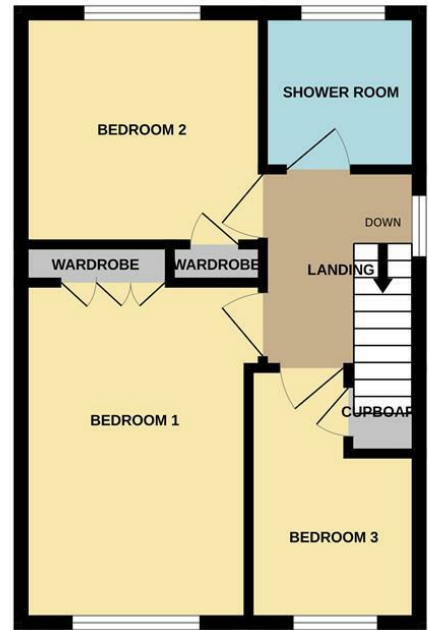


Floor Plan

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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