

# DAWSONS

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

Website: [www.wcdawson.com](http://www.wcdawson.com) Email: [reception@wcdawson.com](mailto:reception@wcdawson.com)



## The Fairways, Dukinfield, SK16 5GH

This superbly presented, three bedroom, three storey mid mews property is situated in a most popular and convenient location close to Dukinfield Golf Club. The property has been maintained to a high standard and is ideally suited to those looking for a "turn key" property with three double bedrooms (Master Bedroom having En-suite). With several local junior and high schools being within close proximity the property is ideally suited to a growing family and we would highly recommend an internal inspection.

All local amenities are within easy reach. The neighbouring Town Centres of Stalybridge, Ashton and Hyde are all readily accessible and provide a wide range of shopping and recreational amenities as well as excellent commuter links. There are several countryside walks in the vicinity as well as Dukinfield Golf Course.

**Offers Over £270,000**



CHARTERED SURVEYORS, ESTATE AGENTS  
& PROPERTY MANAGEMENT SPECIALISTS



# The Fairways, Dukinfield, SK16 5GH

- Three Storey Modern Middle Mews
- Stylish Dining Kitchen
- Delightful Rear Garden with Patio and Lawned Sections
- Internal Inspection Highly Recommended
- Three Double Bedrooms
- Highly Popular Residential Location
- Easy Access to all Local Amenities
- En-suite to Master Bedroom
- Excellent Condition Throughout
- Living Room with French Doors onto Rear Garden

## Contd.....

The Accommodation briefly comprises:

Entrance Hallway, Dining Kitchen with integrated appliances, Living Room with French doors onto the rear garden

To the first floor there are two double Bedrooms, Family Bathroom with modern white suite

To the second floor the Master Bedroom has built-in wardrobes and an En-suite Shower Room

Externally to the front of the property there is a lawned garden area with good sized block paved driveway, whilst to the rear of the property the fully enclosed garden area has a flagged patio area with good sized lawned sections and the property is not directly overlooked to the rear.

## The Accommodation in Detail:

### Entrance Hallway

uPVC double glazed window, composite style security door, tiled floor, central heating radiator

### Dining Kitchen

12'1 x 12'9 reducing to 9'1 (3.68m x 3.89m reducing to 2.77m)

Single drainer stainless steel sink unit,

range of modern wall and floor mounted units, built-in stainless steel oven, four ring ceramic hob with stainless steel back plate and chimney hood over, integrated fridge/freezer, washing machine and dishwasher, part tiled, tiled floor, understairs storage cupboard, recessed spotlights, uPVC double glazed window, central heating radiator

### Cloaks/WC

Low level WC, tiled floor, wash hand basin, central heating radiator

### Living Room

16'4 reducing to 9'3 x 12'0 reducing to 8'0

(4.98m reducing to 2.82m x 3.66m reducing to 2.44m)  
uPVC double glazed French doors and window, central heating radiator

### First Floor:

#### Landing

uPVC double glazed window, central heating radiator, built-in storage cupboard

#### Bedroom (2)

16'4 x 8'0 (4.98m x 2.44m)

Two uPVC double glazed windows, central heating radiator

#### Bedroom (3)

9'3 x 9'2 (2.82m x 2.79m)

uPVC double glazed window, central heating radiator

### Family Bathroom/WC

Modern white suite having tiled panel bath with mixer shower tap attachment, wash hand basin, low level WC, part tiled, tiled floor, recessed spotlights, central heating radiator

### Second Floor:

#### Landing

Built-in storage/central heating boiler cupboard

#### Master Bedroom

13'10 reducing to 11'2 x 12'10 (4.22m reducing to 3.40m x 3.91m)

Built-in storage wardrobes, loft access, double glazed Velux window, central heating radiator

#### En-suite

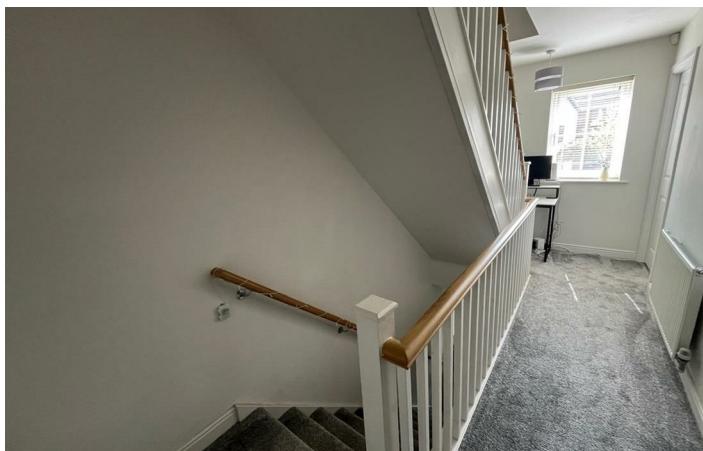
Modern white suite having shower cubicle, wash hand basin, low level WC, part tiled, tiled floor, recessed spotlights, central heating radiator

#### Externally:

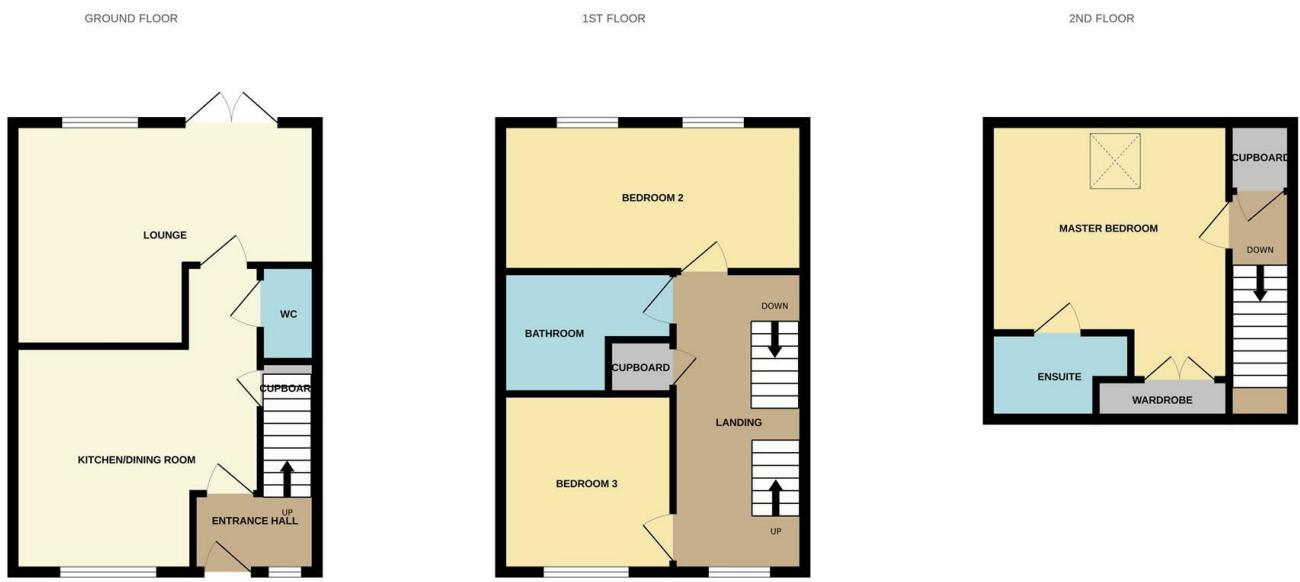
The front garden is laid mainly to lawn and there is a good sized block paved driveway providing off road vehicular parking. To the rear the fully enclosed garden area has a flagged patio with further lawned garden section.



## Directions



# Floor Plan



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	
90	

EU Directive 2002/91/EC

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	
England & Wales	
EU Directive 2002/91/EC	

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