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



Eaton Close, Dukinfield, SK16 5SB

Situated within a popular cul de sac on the well regarded Richmond Park Estate this three bedroom, semi detached property is offered for sale with no forward vendor chain and is likely to suit a wide range of prospective purchasers. The property is within easy reach of all local amenities with several junior and high schools also being within the vicinity.

The property enjoys excellent commuter links and is within easy reach of all the neighbouring town centres which provide a wide range of shopping and recreational amenities. The close proximity of several junior and high schools makes the property ideally suited to a growing family.

Offers Over £250,000



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



Eaton Close, Dukinfield, SK16 5SB

- 3 Bedroom Semi Detached Property
- Pleasant Garden Plot
- Wardrobes/Storage to all Bedrooms
- Good Commuter Links
- Popular Richmond Park Cul de Sac Location
- No Onward Chain
- Good Sized Living Room with Dining Area
- Re-fitted Kitchen with Integrated Appliances
- Neutral Decor Throughout
- Driveway Providing Off Road Vehicular Parking

Contd.....

The Accommodation briefly comprises:

Entrance Hallway, Living Room with feature fireplace and bay window, Dining Area with French doors onto the rear garden, separate Kitchen with integrated appliances

To the first floor there are 3 Bedrooms (each with fitted wardrobes/storage), Bathroom/WC with modern white suite

Externally there is a lawned front garden with a driveway providing off road vehicular parking. To the rear the fully enclosed garden area has a timber decked patio with further garden section beyond.

The Accommodation in Detail:

Entrance Hallway

Double glazed composite style security door, laminate flooring central heating radiator, double glazed window

First Floor:

Bedroom (1)

10'10 x 8'10 (3.30m x 2.69m)
Built-in storage wardrobes, double glazed window, laminate flooring, central heating radiator

Loft access, built-in storage cupboard

Bedroom (2)

Bedroom (2)

9'7 x 7'6 (2.92m x 2.29m)

Fitted wardrobes, uPVC double glazed window, central heating radiator

Bedroom (3)

6'4 x 6'6 increasing to 8'3 (1.93m x 1.98m increasing to 2.51m)
Built-in wardrobe with storage units below, uPVC double glazed window, central heating radiator

Bathroom

7'5 x 4'10 (2.26m x 1.47m)
Panel bath with shower over, pedestal wash hand basin, low level WC, part tiled, heated chrome towel rail/radiator, uPVC double glazed window

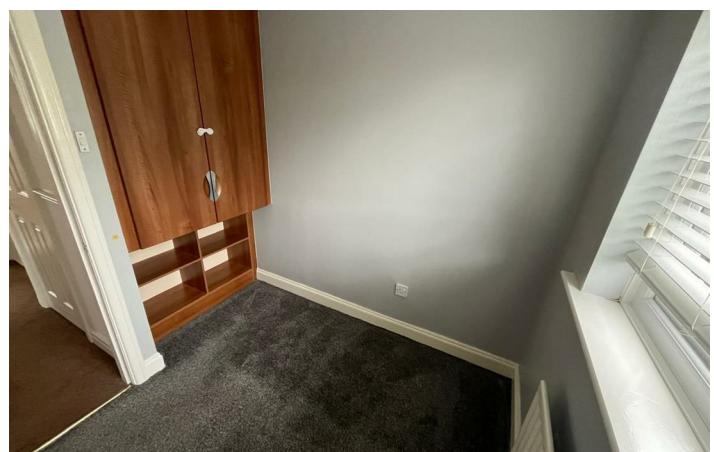
Externally:

The front garden is laid to lawn, there is a driveway to the gable elevation providing off road vehicular parking.

The enclosed rear garden has timber decking and a flagged patio area with a further garden section with mature border plants and shrubs.

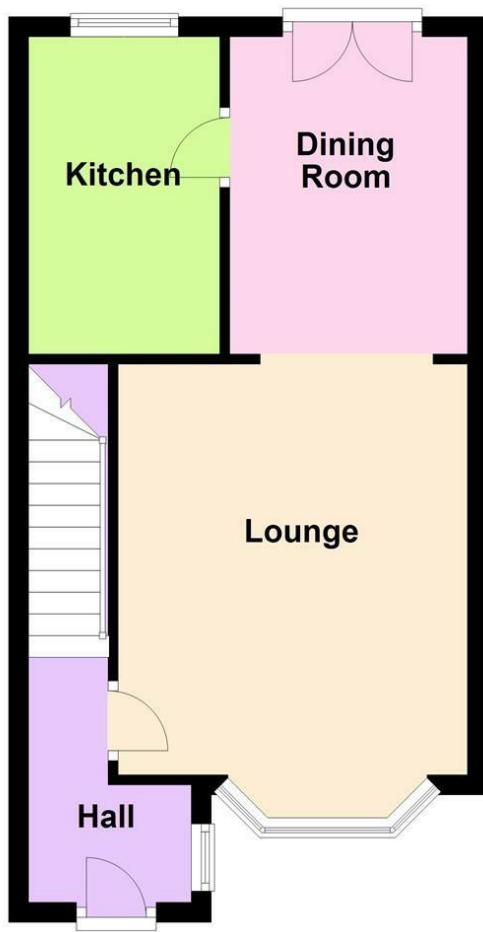


Directions

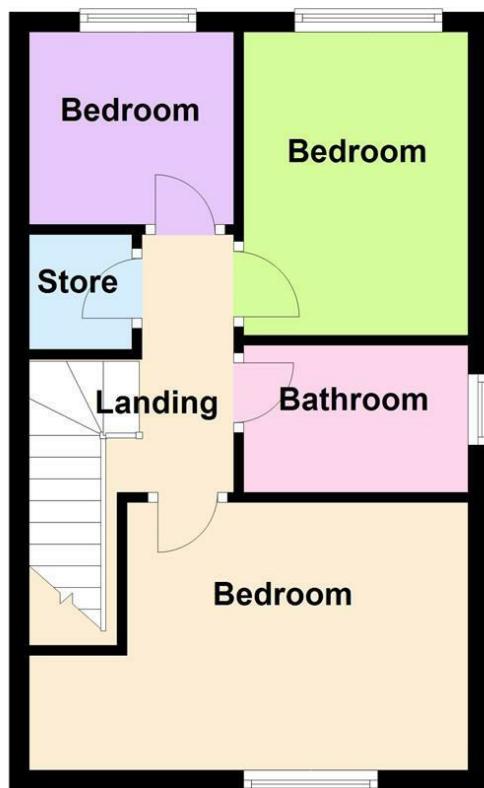


Floor Plan

Ground Floor



First Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
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			