

# DAWSONS

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## Birch Lane, Dukinfield, SK16 5AZ

Three bedroom extended semi detached property. In brief the accommodation comprises of entrance hall, downstairs WC, open plan lounge/dining room and kitchen to the ground floor. Three bedrooms and shower room to the first floor. Garden and driveway to front. Enclosed garden to the rear. Located on the popular Birch Lane in Dukinfield, close to local schools, amenities and transport links. No vendor chain.

**Price £270,000**



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



# Birch Lane, Dukinfield, SK16 5AZ

- Three bedroom semi-detached property
- Extended to the rear
- Fitted high end German kitchen
- Appliances and furniture included
- No vendor chain
- Open plan lounge / dining room
- Driveway & gardens

## Ground floor

### Hallway

uPVC double glazed window and door to front, stairs leading to the first floor, radiator, doors to:

### Lounge/ Dining room

26'5 x 12'3 (8.05m x 3.73m)

uPVC double glazed bay window, two gas central heating radiators, uPVC double glazed windows and door leading to rear garden.

### Utility Area

Laundry area with washing machine, storage space and shelf.

### Kitchen

14'2 x 8'8 (4.32m x 2.64m)

uPVC double glazed window, fitted with a range of wall and base unit with Granite worktops, inset sink and drainer with mixer tap, tiled splashbacks, breakfast bar with stools, integrated dishwasher, integrated recycling/waste bins, LeMans corner pull out rotating carousel shelving, rising hinges on cabinets, wireless + wired charging on the worktop, Bosch combination oven as well as a second oven, induction hob.

## Downstairs WC

uPVC double glazed window with wash basin, low level WC, tiled walls.

## First floor

### Landing

uPVC double glazed window, doors to:

### Bedroom one

13'5 x 11'9 (4.09m x 3.58m)

uPVC double glazed window, fitted wardrobes, gas central heating radiator.

### Bedroom two

9'8 x 12' (2.95m x 3.66m)

uPVC double glazed window, gas central heating radiator.

### Bedroom three

8'9 x 7'3 (2.67m x 2.21m)

uPVC double glazed window, gas central heating radiator.

### Shower room

4'3 x 5'9 (1.30m x 1.75m)

uPVC double glazed window, fitted with an enclosed shower cubicle, vanity wash hand basin, illuminated mirror, tiled walls and floor, inset ceiling downlights, chrome radiator.

## WC

uPVC double glazed window, low level WC and wash hand basin

## Externally

Lawned garden to front, paved driveway with parking for two vehicles. Enclosed garden to rear with decking, lawned and paved areas and storage shed.

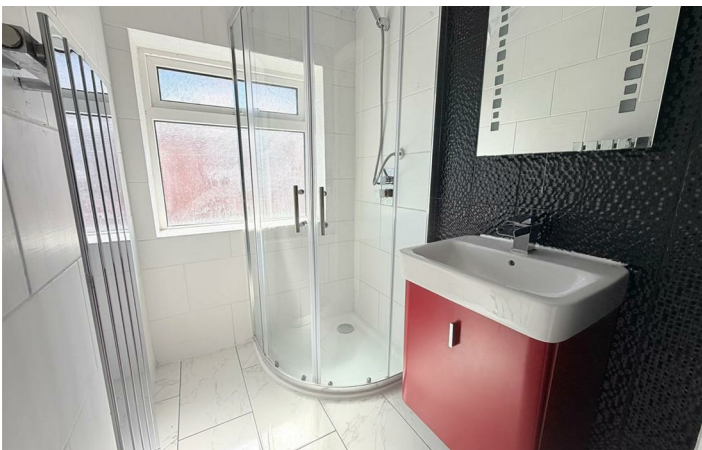
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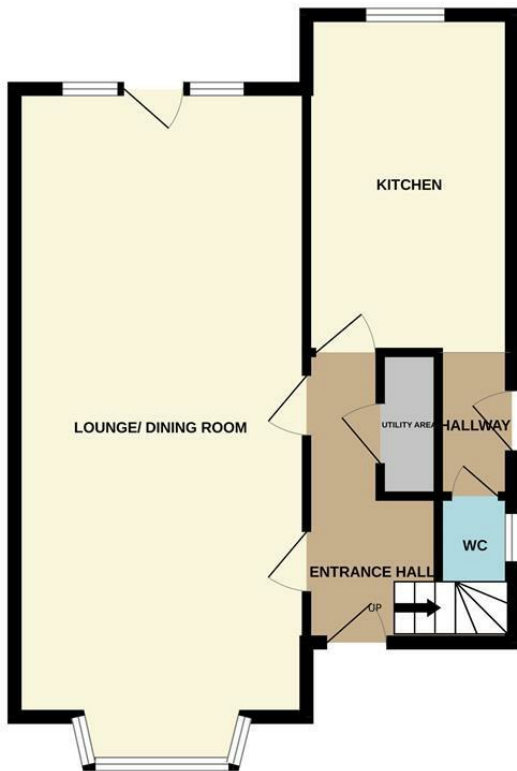


## Directions



# 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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