



6 Mallard Close, Dukinfield, SK16 5QD

Offers Over £385,000

Welcome to Mallard Close! If you have been searching for a home that feels ready to move into, this three bedroom detached could be exactly what you have been waiting for. Sat on a lovely cul-de-sac just off Cheetham Hill Road, this is one of those homes that has clearly been well looked after over the years, and it shows from the moment you arrive

A driveway to the front provides off road parking for two cars. Step through the front door and into the entrance hallway where there is built in storage for coats and shoes. The lounge sits to the front of the home and feels lovely and bright thanks to the box bay window. An electric living flame fire gives the room a cosy focal point, and the layout flows straight through into the dining room making it a really sociable space. Sliding doors open out onto the rear garden, whilst a separate door leads through into the kitchen.

The kitchen has been designed with family life in mind, fitted with cashmere gloss units and integrated appliances including a Samsung Dual Cook oven. There is plenty of storage and worktop space on offer, whether you are cooking for the family or entertaining friends.

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, Dukinfield, SK16 5QD

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Mallard Close has always been popular thanks to its tucked away feel whilst still being within easy reach of everything Dukinfield has to offer. For families, there are several well regarded schools nearby including St Mary's RC Primary School, Broadbent Fold Primary School, Rayner Stephens High School and All Saints Catholic College.

You are also well placed for local amenities including shops, parks, gyms, sports clubs and supermarkets, whilst commuters will appreciate being just a short drive from Stalybridge railway station offering rail links into Manchester, Huddersfield and beyond.

Hallway

Double radiator. Stairs to the first floor. Door to:

Lounge

13'5" x 13'0" (4.09m x 3.96m)

Box window to front elevation. Feature living flame effect electric fireplace. Radiator. Ceiling light. Open plan to:

Dining Room

9'9" x 9'10" (2.97m x 3.00m)

Sliding door leading out to rear garden. Ceiling light. Radiator. Door to:

Kitchen

9'9" x 9'4" (2.97m x 2.84m)

Fitted with matching range of base and eye level cashmere gloss units with coordinating worktops over. Built in Samsung Sual Cook oven with built-in CDA microwave oven over.

Four ring Neff induction hob. Composite sink with drainer and mixer tap. Integrated washing machine. Integrated slimline dishwasher. Space for fridge freezer. Downlights to ceiling. Access to under stairs storage. Window to rear elevation with views overlooking rear garden. Door to side elevation providing access out to rear garden.

Stairs and Landing

Doors to all bedrooms and family bathroom. Window to side elevation. Ceiling light. Loft hatch providing access to loft space.

Master Bedroom

11'0" x 12'5" (3.35m x 3.78m)

Fitted carpets. Ceiling light. Double radiator. Window to front elevation. door to:

En-suite

Fitted with three-piece suite comprising walk-in shower enclosure with folding screen door, WC, and vanity unit with inset wash hand basin. Window to side elevation. Chrome heated towel rail. Downlights to ceiling.

Bedroom Two

12'4" x 12'5" (3.76m x 3.78m)

Window to rear elevation. Radiator. Ceiling light. Fitted wardrobes.

Bedroom Three

9'6" x 7'0" (2.90m x 2.13m)

Window to rear elevation. Ceiling light. Radiator.

Bathroom

Fitted with white three-piece suite comprising of

panelled bath with glass shower screen and electric shower over, WC, and vanity unit with inset hand wash basin. Fully tiled walls. LVT tiled flooring. Chrome heated towel rail. Downlights to ceiling. Access to storage cupboard.

Outside and Gardens

Driveway parking to front for two vehicles.

Private enclosed rear garden with imprint concrete patio and raised decking areas with planted borders.

Detached Garage

Electric up and over door to front elevation. Window to rear elevation. Door to rear elevation. Fitted with power and lighting.

Additional Information

Tenure: Freehold

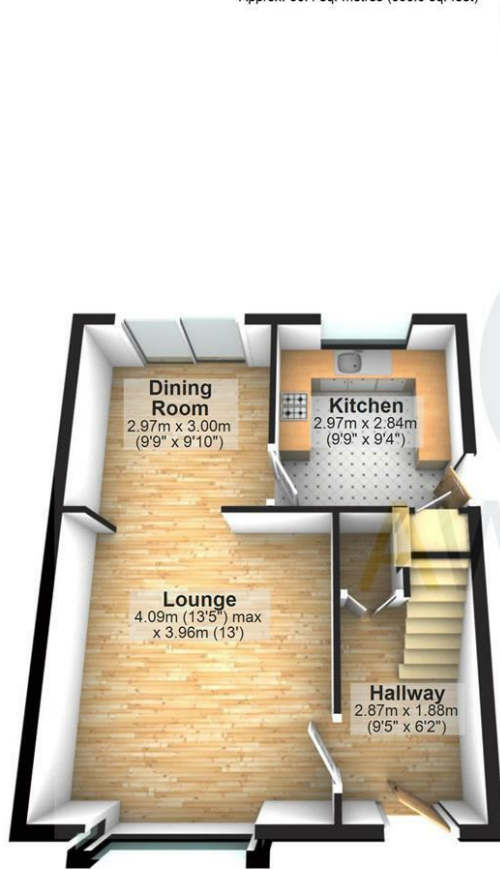
EPC Rating: TBC

Council Tax Band: D





Ground Floor
Approx. 56.4 sq. metres (606.9 sq. feet)



First Floor
Approx. 43.3 sq. metres (465.7 sq. feet)



Total area: approx. 99.6 sq. metres (1072.6 sq. feet)

Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

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			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

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122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 Sales 0161 303 0778 Email: info@awilsonestates.com www.awilsonestates.com