



16 Chaucer Rise, Dukinfield, SK16 5EB

Offers Over £375,000

Do you dream of waking up to horses grazing in the fields next to your home? Perhaps you are looking for a home where the countryside is literally on your doorstep? Occupying arguably one of the best plots on the Poets estate in Dukinfield, this four bedroom semi detached home on Chaucer Rise comes to the market offering all of this and so much more. With an extended floorplan, a south facing garden, and a location within walking distance of Broadbent Fold Primary school, this is a home that is sure to impress!

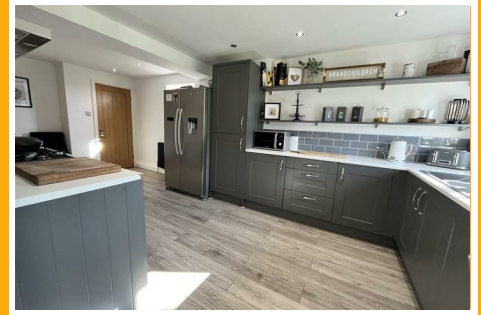
Situated at the head of a cul-de-sac, as you approach you are greeted by a neat front lawn with block paved driveway. Step through the front door into a bright entrance hall, with handy WC just off it. To the right you will find the lounge - set at the front of the home, this is a cosy space perfect for winter nights in front of the fire. The kitchen is an impressive 21 feet in length, with plenty of worktop space and storage, and with a utility room attached. From the kitchen an open plan doorway leads you to a bright spacious second sitting room which in turn leads open plan into a conservatory (currently used as a dining space). This is a setting that is ideal for busy family life - you can be cooking in the kitchen whilst the kids play or sit at the table doing homework.

Head upstairs where the master bedroom features dual aspect windows, and stunning views over the adjacent horse fields. There are two further double bedrooms and a

16 Chaucer Rise

, Dukinfield, SK16 5EB

Offers Over £375,000



Location-wise Chaucer Rise is a fantastic choice, offering a wonderful mix of being well connected whilst feeling like you're on the edge of the countryside. You have horse fields and country walks on your doorstep, Dukinfield Golf Club a short stroll away, and the Rising Moon pub within walking distance.

Families with school age children will appreciate the excellent local schooling, with the well regarded Broadbent Fold Primary School just down the road, and the property also falling within the catchment area for St Mary's RC Primary, Rayner Stephens High School, and All Saints Catholic College.

There are plenty of nearby amenities, including a COOP store, larger supermarkets, and easy access to the nearby towns of Stalybridge and Dukinfield, where you will find a wide selection of bars, bistros, and excellent commuter links.

Entrance Hall

Stairs to first floor. Ceiling light. Door to:

Lounge

12'11" x 13'7" (3.94m x 4.14m)

Bow window to front elevation. Feature fireplace with inset gas fireplace. Radiator. Ceiling light.

WC

Window to front elevation. WC and hand wash basin. Radiator.

Kitchen

21'2" x 9'5" (6.45m x 2.87m)

Window to side elevation. Window to rear elevation. Fitted with matching range of base units and larder unit with coordinating worktops over. Built in electric oven with four ring gas hob and extractor hood over. Space for American style fridge freezer. Inset sink with mixer tap and drainer. Door to utility. Open plan to living room.

Utility

4'0" x 3'6" (1.23m x 1.07m)

Plumbed for automatic washing machine. Ceiling light. Storage space.

Living Room

11'2" x 16'11" (3.40m x 5.15m)

Window to rear elevation. Two ceiling lights. Radiator. Open plan to:

Conservatory

Glazed windows. Double doors leading out to rear garden.

Stairs and Landing

Doors to all bedrooms and bathroom.

Bedroom One

18'5" x 9'6" (5.61m x 2.90m)

Window to front elevation. Window to side elevation. Radiator. Two ceiling lights.

Bedroom Two

12'8" x 10'3" (3.86m x 3.12m)

Window to front elevation. Radiator. Ceiling light.

Bedroom Three

11'7" x 9'4" (3.53m x 2.84m)

Window to rear elevation. Radiator. Ceiling light.

Bedroom Four

9'7" x 6'8" (2.92m x 2.03m)

Window to front elevation. Radiator. Ceiling light.

Bathroom

Two windows to rear. Fitted with three piece suite comprising of double ended, back to wall bath, walk in shower enclosure, WC and vanity unit with inset hand wash basin. Two radiators.

Outside and Gardens

Neat front lawn with block paved driveway parking. Large south facing rear garden with patio and lawned areas, plus a large shed fitted with power and lighting.

Additional Information

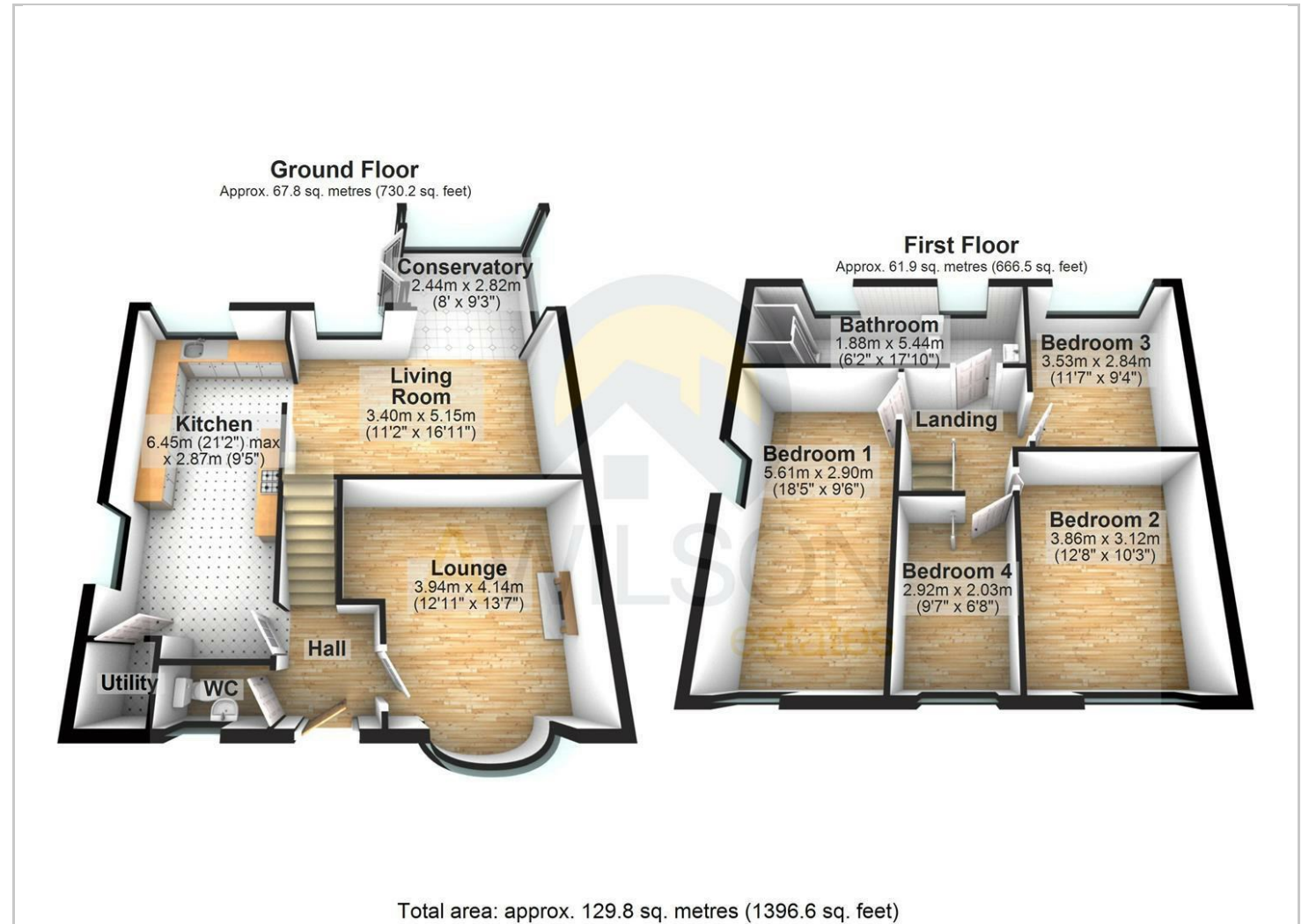
Tenure: Freehold

EPC Rating: C

Council Tax Band: D

Tel: 0161 303 0778





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	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

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