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# 1 Chew Vale, Dukinfield, SK16 5QT

## £315,000

If you're searching for a detached home with versatile living space and a location that keeps everything within easy reach, Chew Vale could be the perfect fit. This three bedroom detached home in Dukinfield has so much to offer - whether you're a young family searching for more space, or looking to downsize without compromising on practicality, this one ticks plenty of boxes.

As you arrive you'll find a generous driveway providing parking for multiple cars alongside a neat front garden. Step through the front door into a porch with plenty of space for coats and shoes, leading through into the hallway. The lounge feels bright and spacious, whilst to the rear the kitchen has been extended to create a fantastic dining kitchen - perfect for both day to day family life and entertaining. Just off the kitchen is a second reception room currently utilised as a home office/playroom, although this versatile space could easily work as a fourth bedroom if required. A downstairs WC completes the ground floor layout.

Head upstairs where you'll find two double bedrooms, a single bedroom and a modern family bathroom.

Externally, the rear garden has been designed with low maintenance in mind, featuring planted borders and space for a garden shed.

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### Entrance Vestibule
Two windows to side. Door to:

### Hallway
Stairs leading to first floor. Door to:

### Lounge
15'6" x 11'4" (4.72m x 3.46m)
Window to front elevation. Double radiator. Ceiling light. Access to under stairs storage cupboard. Door to kitchen.

### Kitchen
10'10" x 11'4" (3.30m x 3.45m)
Fitted with matching range of base and eye level units with coordinating worktops over. Built in eye level oven and grill. Four ring gas hob with extractor hood over. Inset stainless steel sink with mixer tap and drainer. Plumbed for dishwasher. Space for under counter fridge. Space for under counter freezer. Strip light to ceiling. Window to rear elevation. Door to playroom.

### Dining Area
8'10" x 10'8" (2.69m x 3.25m)
Open plan with kitchen. Ceiling light. Radiator. Space for fridge freezer.

### Play Room/Home Office
9'9" x 12'9" (2.97m x 3.89m)
Double radiator. Ceiling light. Double doors out to garden. Door to rear hallway. Door to WC.

### WC
Wc. Hand wash basin. Radiator.

### Rear Hallway
Access to two storage cupboards. Door to front leading out onto driveway.

### Stairs and Landing
Window to side elevation. Ceiling light. Access to airing cupboard housing wall mounted boiler. Loft hatch providing access to loft area. Doors to all bedrooms and family bathroom.

### Bedroom One
13'1" x 8'3" (3.99m x 2.51m)
Box bay window to front elevation. Fitted wardrobes. Single radiator. Downlights to ceiling.

### Bedroom Two
11'6" x 8'3" (3.51m x 2.51m)
Window to rear elevation. Radiator. Ceiling light.

### Bedroom Three
7'3" x 6'3" (2.21m x 1.91m)
Window to front elevation. Single radiator. Access to built-in storage cupboard. Ceiling light.

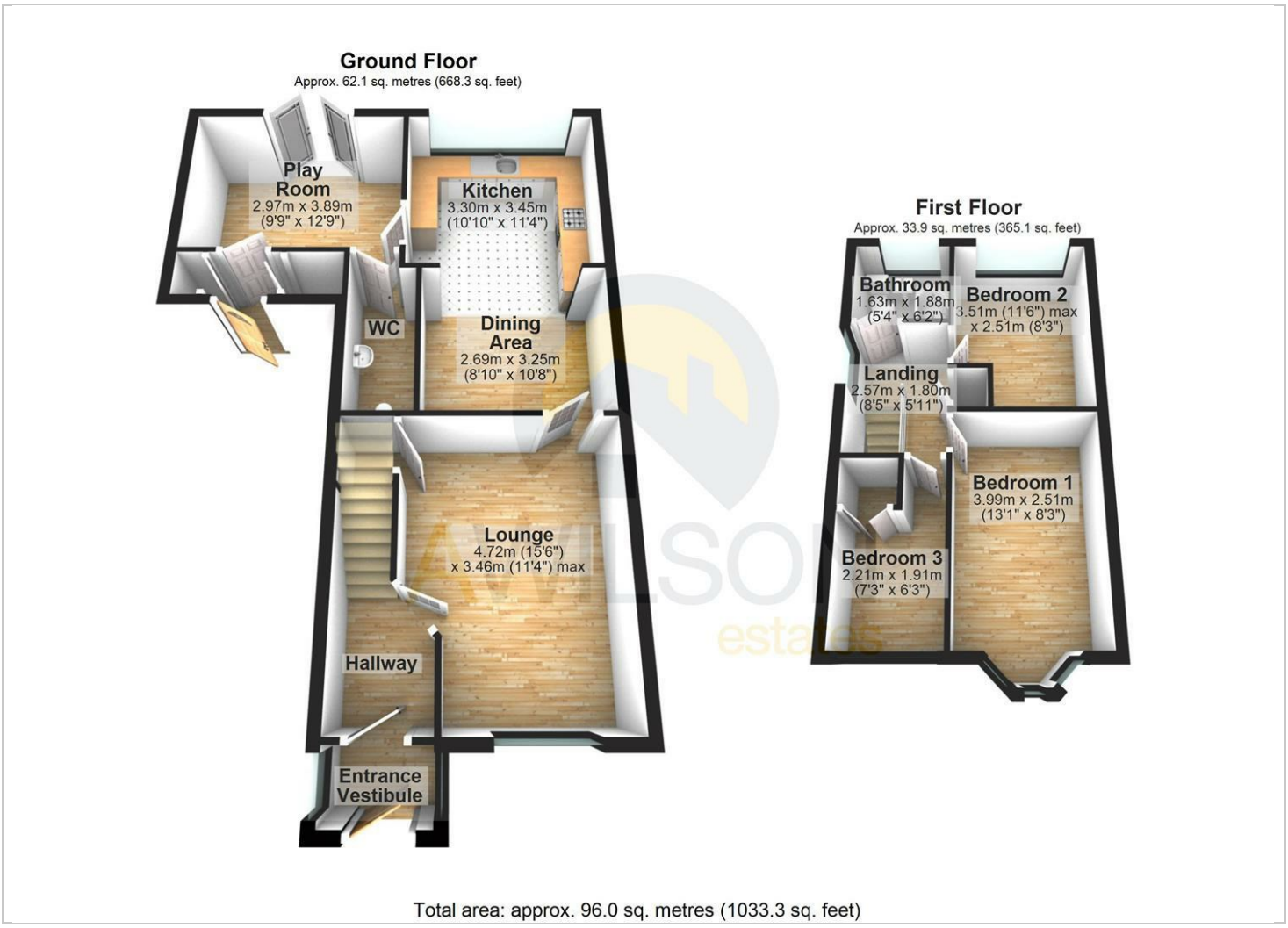
### Bathroom
A fully tiled bathroom fitted with three-piece suite comprising of P shaped bath with glass shower screen and electric shower over, hidden system WC, and vanity unit with inset sink. Chrome heated towel rail. Downlights to ceiling. Extractor. Window to rear elevation.

### Outside and Gardens
Driveway to front with parking for multiple vehicles. Neat front lawn.

Rear garden mainly laid to lawn with patio areas.

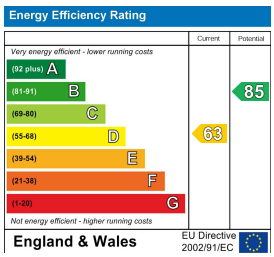
### Additional Information
Tenure: Leasehold
EPC Rating: D
Council Tax Band: D

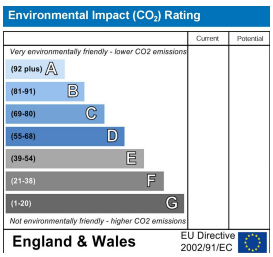
Tel: 0161 303 0778




## 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.

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