



## 4 Wordsworth Close, Dukinfield, SK16 5DS

**£250,000**

A Wilson Estates are delighted to offer for sale this three bedroom semi-detached home on Wordsworth Close in Dukinfield. This much loved property has been in the same family for many years and is now ready for a new owner to create their own memories here.

Whilst the house would benefit from some cosmetic updating, it presents a fantastic opportunity for anyone looking for a home they can truly make their own. Set in an elevated position with far reaching views over the Manchester skyline, and just a stone's throw from Broadbent Fold Primary School, the location is a real highlight.

As you approach, the first thing you'll notice is how wide the street is and how well spaced the properties are - it gives a great sense of openness. A driveway provides off road parking, and there is a neat front lawn with a path leading to the front door. Step inside into a welcoming hallway, with stairs rising to the first floor.

The lounge is positioned at the front of the home, making the most of those far reaching views, and double doors lead you through to the rear. Here, the hard work has already been done - the kitchen and dining room have been opened up to create a fantastic sense of space. This room has great potential to become a stylish, sociable kitchen diner, perfect for busy family life, with doors opening directly out to the rear garden.

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For anyone who enjoys an active lifestyle there are plenty of green open spaces and country walks nearby, plus Dukinfield Golf Club is a short stroll away.

Families with school age children will appreciate the excellent local schooling, with the well regarded Broadbent Fold Primary School just around the corner, 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 Co-Op 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.

Call us today to arrange your viewing.

## Hallway

Double radiator. Stairs to first floor. Door to:

## Lounge

13'0" x 10'9" (3.96m x 3.28m)

Window to front elevation. Fireplace. Radiator, Double doors to:

## Kitchen/Diner

10'11" x 16'10" (3.33m x 5.13m)

Fitted with matching range of base level units with co-ordinating worktops over. Plumbed for automatic washing machine. Inset sink with drainer and mixer tap. Built in electric oven with four ring electric hob over. Access to storage cupboard. Ceiling lights. Window to side elevation. Door leading out to rear garden. Sliding patio doors

from dining area leading out to rear garden. Double radiator to dining area.

## Stairs and Landing

Window to side elevation. Doors to all bedrooms and family bathroom. Loft access via loft hatch.

## Bedroom One

12'10" x 10'2" (3.91m x 3.10m)

Window to front elevation providing scenic views of surrounding landscapes. Double radiator. Downlights to ceiling. Fitted wardrobes. Access to cupboard housing wall mounted Worcester boiler.

## Bedroom Two

11'6" x 9'2" (3.51m x 2.79m)

A well proportioned double bedroom with window to rear elevation with views over rear garden. Ceiling light. Radiator.

## Bedroom Three

9'4" x 6'5" (2.84m x 1.96m)

A single bedroom with down light to ceiling, radiator, and access to storage cupboard. Window to front elevation with far reaching views.

## Bathroom

Window to rear, Fitted with three piece suite comprising panelled bath with shower over, WC and hand wash basin. Radiator. Ceiling light.

## Outside and Gardens

Lawned front garden with driveway to side providing off road parking. Tiered garden to rear with patio and lawned areas.

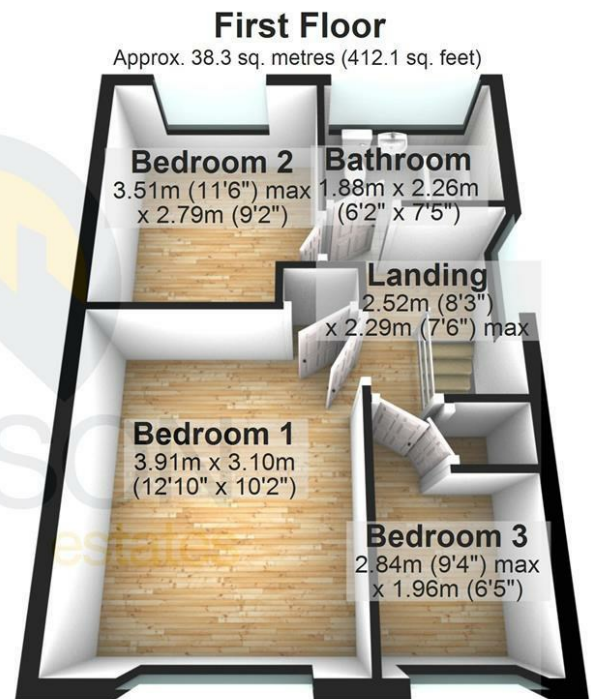
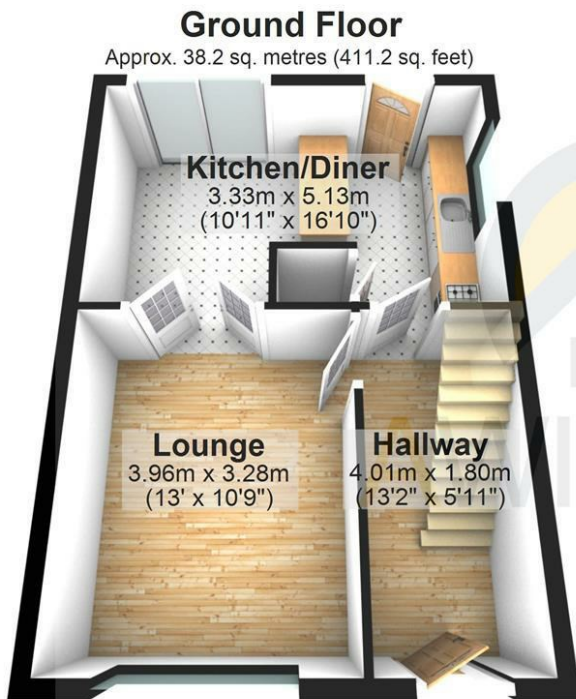
## Additional Information

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: C





Total area: approx. 76.5 sq. metres (823.3 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		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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