



18 Wells Court, Dukinfield, SK16 5RY

Offers Over £210,000

Situated on a quiet cul de sac within the popular Richmond Park estate.

This well presented two bedroom property offers an excellent opportunity for first time buyers, a small family or those looking to downsize. Coming to the market with the added benefit of no vendor chain, this means that completion could take place swiftly subject to any necessary surveys or conveyancing.

The kitchen is a modern, family friendly space. Just off the kitchen, you'll find the conservatory - ideal for enjoying the sunshine, and taking in the views of the garden all year round.

Outside, the rear garden is a great size with a mix of lawn and patio - perfect for kids to play or for summer barbecues with friends and family. The property also benefits from Two Allocated Parking Spaces plus additional visitor parking, this home has much to offer.

Families will appreciate the property's location within the catchment of highly regarded schools, including St Mary's RC Primary, Yew Tree Primary, Ravensfield Primary, All

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Porch

Door leading to:

Lounge

6'7" x 11'10" (2.00m x 3.61m)

Window to front elevation. Double radiator. Ceiling light. Stairs to first floor. Understairs storage cupboard. Door to:

Kitchen

7'10" x 11'10" (2.39m x 3.61m)

Fitted with a matching range of base and eye level units with worktop space over. Plumbing for a washing machine. Wall mounted combi boiler. Built-in electric oven with four ring electric hob and extractor hood over. Window to rear and side elevation. Double radiator. Door to rear garden. Opening to:

Conservatory

7'4" x 7'4" (2.24 x 2.24)

Double doors with access to rear garden.

Storage

Landing

Doors leading to Bedrooms and Bathroom.

Bedroom One

7'10" x 11'10" (2.38m x 3.61m)

Window to front elevation. Ceiling light. Double radiator.

Bedroom Two

7'10" x 11'10" (2.39m x 3.61m)

Window to rear elevation. Double radiator. Ceiling light.

Bathroom

4'7" x 8'11" (1.41 x 2.72)

The fully tiled bathroom features a white three piece suite, including a panelled bath and shower over, complemented by a glass shower screen. Low level WC. Hand wash basin. Ceiling lighting. Storage cupboard over stairs.

External and Gardens

To the front there is allocated parking for two vehicles plus additional visitor parking. To the rear there is a spacious garden laid to lawn with additional patio area.

Additional Information

Tenure - Leasehold

Council Tax - Band B

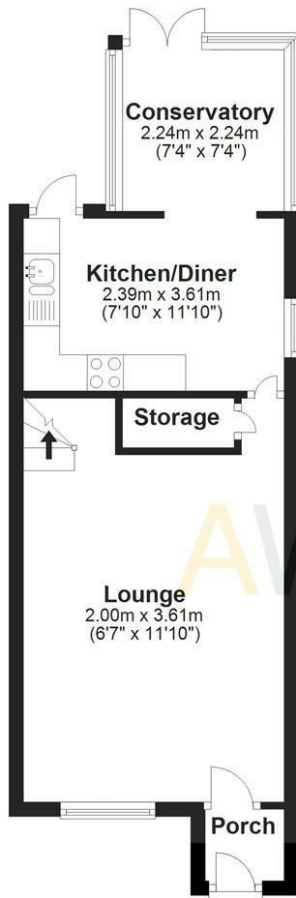
EPC - D





Ground Floor

Approx. 35.7 sq. metres (383.7 sq. feet)



First Floor

Approx. 27.5 sq. metres (296.3 sq. feet)



Total area: approx. 63.2 sq. metres (680.0 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 | | | |

| 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 | | | |

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.

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