



6 Kingsbridge Drive, Dukinfield, SK16 4HF

£385,000

Welcome to Kingsbridge! If you have been searching for a home that feels ready to move into, this three bedroom detached property could be just what you have been waiting for. Set on a pleasant cul de sac just off King Street in Dukinfield, this is a home that has clearly been well cared for over the years, and that makes a great first impression from the moment you arrive.

A driveway to the front provides off road parking for two cars. Step inside and the entrance hallway features tiled flooring and a handy WC just off it. The lounge sits to the front of the home, with a box bay window bringing in plenty of natural light. An electric living flame fire creates a cosy focal point, while the layout flows through into the dining room, making this a great space for everyday family life or having friends round. French doors open onto the rear garden, and a separate door leads through to the kitchen.

The kitchen has been designed with family life in mind, with plenty of storage and worktop space and features a door providing side access out to the garden.

Upstairs, the main bedroom sits to the front of the property and benefits from its own en suite shower room. Bedroom two overlooks the rear garden and comes complete

6 Kingsbridge Drive

, Dukinfield, SK16 4HF

£385,000



Then there's the location. Kingsbridge is ideally placed for making the most of everything Dukinfield has to offer. Local shops and everyday amenities are close by on King Street, with a larger Morrisons supermarket just a short distance away. For families, there are a number of nearby schools, including Ravensfield and Lyndhurst Primary Schools, while Dukinfield Park provides a great spot for a weekend walk, a bit of fresh air or taking the children out to play. Astley Sports Village is also nearby for those who enjoy keeping active. Commuters are well catered for too, with convenient bus links along King Street and nearby railway stations at Hyde North, Flowery Field and Guide Bridge, providing connections into Manchester and beyond.

Hallway

13'9" x 3'5" (4.19m x 1.05m)

Stairs to first floor. Radiator. Tiled flooring. Ceiling light. Door to:

WC

6'2" x 2'7" (1.88m x 0.80m)

Fitted with two piece suite comprising WC and wash hand basin. Radiator. Window to rear elevation. Ceiling light.

Lounge

13'9" x 11'4" (4.19m x 3.45m)

Box window to front elevation. Feature fireplace. Ceiling light. Radiator. Open plan to:

Dining Room

10'7" x 8'7" (3.23m x 2.62m)

Double doors to rear elevation. Ceiling light. Radiator. Door to:

Kitchen

10'7" x 9'2" (3.23m x 2.79m)

Fitted with matching range of base and eye level units with coordinating black granite worktops over. Undermount sink with drainer and mixer tap. Integrated under counter fridge. Slimline dishwasher. Integrated washing machine. Integrated electric double oven with four ring induction hob and extractor over. Tiled flooring. Window to rear. Access to under stairs storage cupboard. Door to rear garden.

Stairs and Landing

6'1" x 6'9" (1.86m x 2.06m)

Window side elevation. Ceiling light. Doors providing access to all bedrooms and family bathroom. Loft hatch providing access to loft space via drop-down ladder. Loft is fitted with lighting.

Bedroom One

12'0" x 11'3" (3.66m x 3.43m)

Window to front, three elevation. Fitted wardrobes. Ceiling light. Radiator. Door to:

En-suite

3'3" x 7'6" (0.99m x 2.29m)

Window to side elevation. Fitted with walk in shower enclosure, WC and hand wash basin with vanity unit under.

Bedroom Two

6'7" x 11'0" (2.00m x 3.35m)

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

Bedroom Three

8'11" x 6'11" (2.72m x 2.11m)

Window to rear elevation. Ceiling light. Radiator.

Bathroom

6'7" x 6'9" (2.00m x 2.06m)

Fitted with a white three-piece suite comprising a panelled bath with mixer taps and handheld shower attachment over. Concealed cistern WC. Vanity unit with inset wash hand basin. Part tiled walls. Tiled flooring. Ceiling light. Extractor fan. Chrome heated towel rail. Wall mounted mirror with demisting function. Window to the rear elevation. Access to a useful storage cupboard housing the wall mounted combi boiler.

Outside and Gardens

Neat front lawn with driveway parking for two vehicles, along with additional secure parking available behind double gates.

Private enclosed rear garden, mainly laid with artificial lawn. Additional patio area and planted borders. Access to the detached garage.

Detached Garage

17'1" x 8'6" (5.20m x 2.60m)

Up and over door. Door to side elevation. Fitted with power and lighting.

Additional Information

Tenure: Freehold

EPC Register: TBC

Council Tax Band: D





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