



19 Asquith Avenue, Dukinfield, SK16 4XZ

Offers Over £265,000

A Wilson Estates are delighted to offer for sale this three bedroom semi detached home on Asquith Avenue in Dukinfield. Situated at the head of a quiet cul de sac, the property offers a great combination of comfortable living space, a conservatory, gardens to the front and rear, and a garage, making it an excellent option for first time buyers, growing families or those looking to downsize without losing that all important storage space.

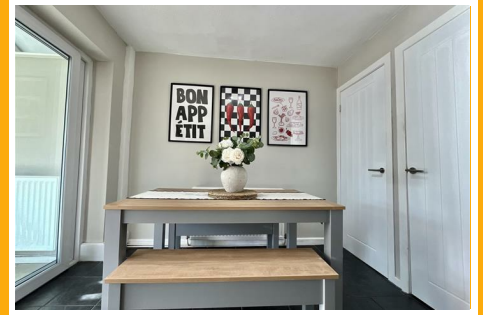
As you approach, you are greeted by a block paved driveway leading to the garage, with a front lawn that also offers potential to create additional off road parking if required. Step inside through the entrance vestibule and into the lounge, a welcoming space decorated in tasteful neutral tones. It's a blank canvas ready for you to put your own stamp on and make it feel like home.

To the rear, you'll find the kitchen diner, providing a practical space for everyday cooking and mealtimes. Sliding doors lead through to the conservatory, which makes a fantastic second reception room overlooking the garden. Whether you imagine a spot to relax with a coffee, somewhere to entertain friends or a playroom for the children, this additional space offers plenty of possibilities.

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Then there's the location. Set within an established residential area of Dukinfield, the property is well placed for local shops, supermarkets and schools, with nearby bus services and road links making it easy to get around the surrounding towns and into Greater Manchester. The Village Hotel in Hyde is also close by, offering a fantastic leisure club with a gym, swimming pool and fitness classes, plus an on site Starbucks for that all important coffee stop. Whether you're heading out for a workout, grabbing a coffee or making the most of the local amenities, there's plenty within easy reach.

Entrance Vestibule

3'2" x 6'7" (0.97m x 2.00m)

Door to:

Lounge

14'10" x 11'3" (4.52m x 3.43m)

Window to front. Stairs rising to first floor. Ceiling light. Radiator. Door to:

Kitchen

8'10" x 14'8" (2.69m x 4.47m)

Fitted with matching range of base and eyelevel units with coordinating worktops over. Space for freestanding cooker. Space for dishwasher. Space for fridge freezer. 1 1/2 bowl stainless steel sink with mixer tap and drainer. Access to under stairs storage cupboard. Two sets of ceiling lights. Double radiator. Sliding door to conservatory.

Conservatory

10'7" x 8'8" (3.23m x 2.64m)

Double doors leading out to rear garden.

Stairs and Landing

8'3" x 6'3" (2.52m x 1.91m)

Doors to all upper floor rooms. Access to over stairs storage cupboard. Ceiling light. Loft hatch providing access to loft space.

Bedroom One

11'6" x 7'10" (3.51m x 2.39m)

Window to front elevation. Radiator. Ceiling light.

Bedroom Two

12'2" x 7'6" (3.71m x 2.29m)

Window to rear elevation. Radiator. Ceiling light.

Bedroom Three

9'1" x 6'10" (2.77m x 2.08m)

Window rear elevation. Radiator. Ceiling light.

Bathroom

6'3" x 6'4" (1.91m x 1.93m)

A fully tiled bathroom fitted with white three-piece suite comprising of panelled L shaped bath with electric shower and glass shower screen over, hidden cistern WC, and wash hand basin with vanity unit under. Window to front elevation. Four downlights to ceiling. Chrome heated towel rail.

Garage

16'11" x 8'5" (5.16m x 2.57m)

Up and over door to front elevation. Door to rear elevation leading out to rear garden. Wall mounted Combi boiler. Plumbed for automatic washing machine.

Outside and Gardens

Small front garden with block paved driveway.

Private enclosed rear garden.

Additional Information

Tenure: Freehold

EPC: C

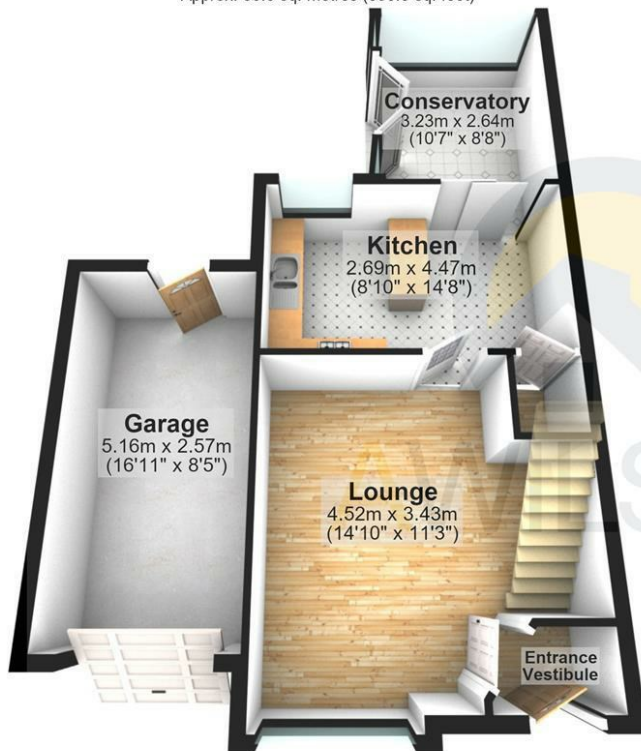
Council Tax Band: C





Ground Floor

Approx. 55.6 sq. metres (598.8 sq. feet)



First Floor

Approx. 32.6 sq. metres (351.3 sq. feet)



Total area: approx. 88.3 sq. metres (950.1 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	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	

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