



9 The Fairways, Dukinfield, SK16 5GH

Offers Over £290,000

The Fairways in Dukinfield is always a highly sought after location thanks to its stylishly designed homes sitting right on the edge of Dukinfield Golf Course. We are delighted therefore, to be able to offer for sale this stunning three bedroom townhouse - built by Roland Bardsley in 2012, this attractive mews home offers spacious and well proportioned accommodation set over three floors.

As you approach the property you are greeted by a block paved driveway offering parking for two vehicles comfortably. Step through the front door into hallway which leads into a generous dining kitchen - with Neff appliances and a built in speaker system to the ceiling, this is a well equipped space ideal for family life. There is also the added benefit of a handy downstairs WC. To the rear, the lounge is filled with natural light thanks to the window and doors overlooking the garden, creating a lovely relaxing space.

The first floor offers two good sized bedrooms, both comfortable doubles, along with a stylish family bathroom. The second floor is dedicated to the impressive master suite, which features fantastic eaves storage, a large walk-in wardrobe and an en suite shower room.

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The location is equally appealing. The Fairways offers a fantastic balance of being well connected while still feeling close to the countryside. With horse fields and scenic country walks right on your doorstep, along with Dukinfield Golf Club just a short stroll away, it's perfect for those who enjoy the outdoors. The popular Rising Moon pub is also within walking distance, making it ideal for relaxed evenings close to home.

Families will appreciate the excellent local schooling nearby, including the well-regarded Broadbent Fold Primary School just down the road. The property also falls within the catchment area for St Mary's RC Primary School, Rayner Stephens High School, and All Saints Catholic College.

Everyday amenities are also within easy reach, with a local Co-op store nearby along with larger supermarkets and a variety of shops. The neighbouring towns of Stalybridge and Dukinfield are just a short distance away and offer a great selection of bars, bistros and leisure facilities, as well as excellent commuter links including nearby train services.

GROUND FLOOR

Entrance Vestibule

Composite front door. Tiled flooring. Window to Front Elevation. Ceiling light. Stairs leading to first floor. Door to:

Kitchen/Diner

12'1" x 13'5" (3.68m x 4.09m)

Fitted with a matching range of base and eye level units with coordinating worktops over. Integrated Neff washing machine. Integrated fridge freezer. Integrated Neff dishwasher. Built an Neff electric oven with four ring electric hob and extractor hood over. Double radiator. Tiled flooring. Downlights to ceiling. Window to front elevation. Access to under stairs storage. Integrated speaker sound system to ceiling. Door to WC. Door to Lounge.

WC

Low level WC. Hand wash basin. Tiled floor. Single radiator. Ceiling light.

Lounge

11'11" x 16'4" (3.63m x 4.98m)

Fitted carpets. Two ceiling lights. Speakers for integrated sound system. Single radiator. Window to rear elevation. Double doors leading out to rear garden.

FIRST FLOOR

Bedroom Two

8'0" x 16'4" (2.44m x 4.98m)

Two windows to rear elevation. Radiator. Ceiling light.

Bedroom Three

9'3" x 9'3" (2.82m x 2.82m)

Window to front elevation. Radiator. Ceiling light.

Bathroom

Fitted with white three-piece suite comprising of

bath with main fed shower over and glass shower screen, hidden cistern WC, and hand wash basin. Downlights to ceiling. Radiator. Tiled flooring and part tiled walls.

Landing

Window to front elevation. Storage cupboard. Stairs leading to first floor.

SECOND FLOOR

Second Floor Landing

Storage cupboard. Ceiling light. Door to:

Master Bedroom

14'2" x 12'10" (4.32m x 3.91m)

Skylight. Double radiator, Built in wardrobe. Door to:

En-suite

Fitted with three piece suite comprising of walk in shower cubicle, vanity unity with hand wash basin, and WC. Tiled flooring. Radiator. Ceiling light.

Outside and Gardens

Block paved driveway to front.

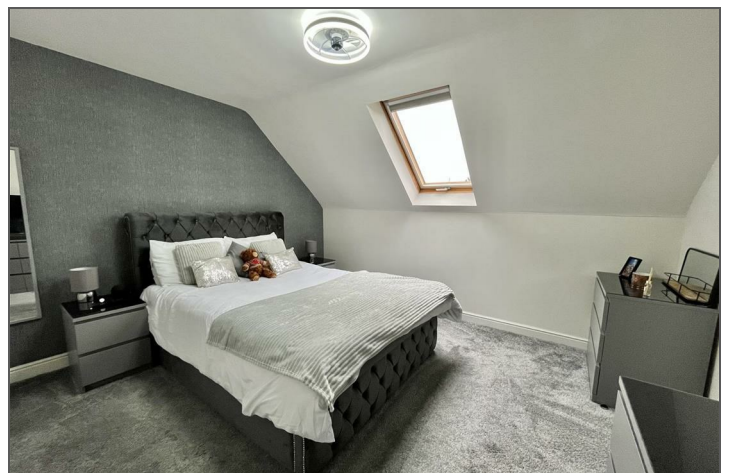
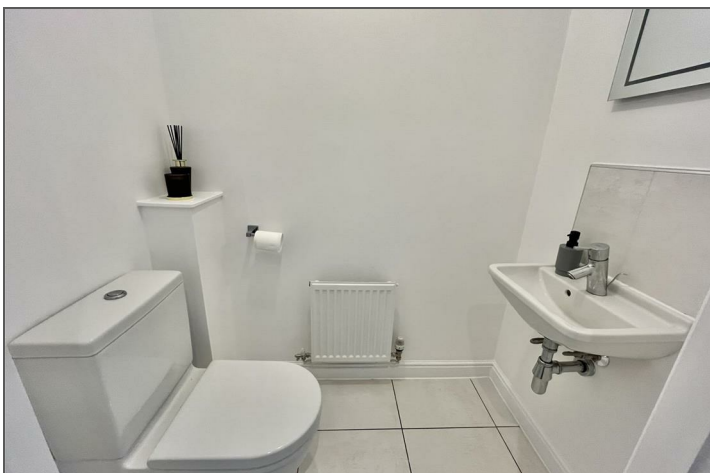
Private enclosed rear garden mainly laid to lawn with patio area.

Additional Information

Tenure: Leasehold

EPC Rating: C

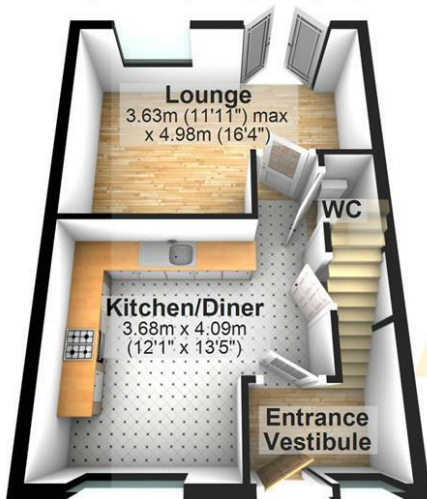
Council Tax Band: D





Ground Floor

Approx. 36.7 sq. metres (395.3 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.9 sq. feet)



Second Floor

Approx. 24.8 sq. metres (266.7 sq. feet)



Total area: approx. 97.5 sq. metres (1049.9 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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