



## 9 Fir Tree Close, Dukinfield, SK16 5HW

**Offers Over £210,000**

Welcome to Fir Tree Close - a much loved three bedroom home that's been in the same family since the day it was built. It's full of happy memories and now it's ready for someone new to make it their own. If you're looking for a place with great space and plenty of potential to modernise and put your own stamp on, this could be the perfect fit.

As you arrive, you'll find a neat front garden, driveway parking, and access to the garage, with a path leading you straight to the front door. Step inside and you're greeted by a welcoming hallway with a handy understairs cupboard, currently used as a little office nook by the current owners. The kitchen sits at the front of the home and offers lots of cupboard space plus a serving hatch through to the lounge (a lovely retro touch!).

The lounge stretches the full width of the house and feels warm and inviting, thanks to the impressive inglenook fireplace with an inset log burner. To the rear, a bright conservatory gives you a sunny spot to enjoy a peaceful morning coffee.

Head upstairs and you'll find three generous bedrooms along with a spacious family bathroom. Bedrooms One and Two are connected at the moment, as the owners used

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## Hallway

Stairs to first floor, Radiator. Ceiling light. Access to under stairs storage cupboard. Door to kitchen.

## Kitchen

12'7" x 7'0" (3.84m x 2.13m)  
Fitted with a matching range of base and eye level units with coordinating worktops over. Built in electric oven with four ring gas hob over. Under counter fridge. Under counter freezer.

## Lounge

10'7" x 18'7" (3.23m x 5.66m)  
Radiator. Ceiling light. Brick built feature fireplace with inset fuel burning stove. Window to rear elevation. Door to:

## Conservatory

A conservatory with polycarbonate roof. Radiator. Wall mounted light. Double doors leading out to rear garden.

## Stairs and Landing

Doors to all bedrooms and family bathroom.

## Master Bedroom

11'2" x 10'0" (3.40m x 3.05m)  
Window to rear elevation. Ceiling light. Double doors to:

## Bedroom Two

13'5" x 8'7" (4.09m x 2.62m)  
Window to rear elevation. Ceiling light. Fitted wardrobes. Radiator.

## Bedroom Three

9'0" x 10'1" (2.74m x 3.08m)  
Window to front elevation. Ceiling light. Radiator.

## Bathroom

Window to rear elevation. Three piece bathroom comprising of walk in shower cubicle with electric shower, WC and hand wash basin. Heated towel rail.

## Garage

Up and over door. Wall mounted combi boiler. Plumbed for washing machine.

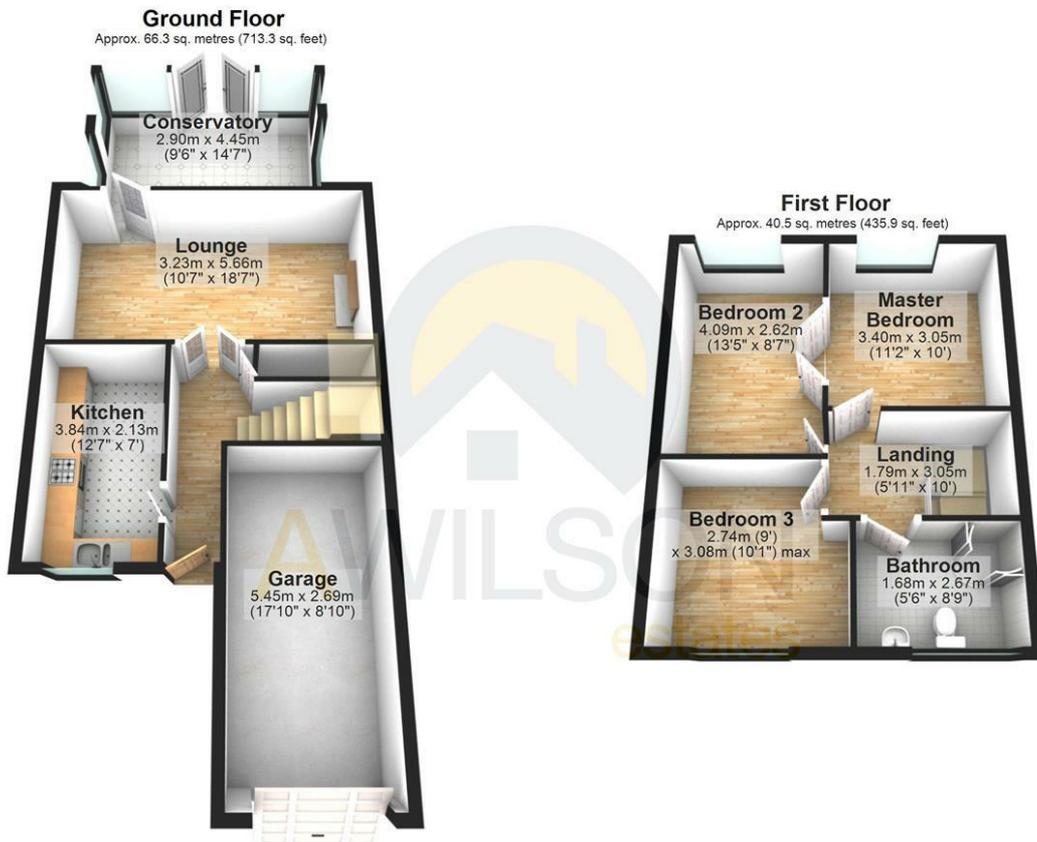
## Outside and Gardens

Garden and driveway parking to front elevation. Low maintenance garden to rear.

## Additional Information

Tenure: Leasehold  
EPC Rating: C  
Council Tax Band: B





Total area: approx. 106.8 sq. metres (1149.2 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	82

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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