

## 12 Tennyson Avenue, Dukinfield, SK16 5DP

**Offers Over £300,000**

A Wilson Estates are delighted to present this extended three bedroom semi detached family home, offering far reaching views over Manchester. Situated on Tennyson Avenue in the highly regarded 'Poets' Corner' area of Dukinfield, close to Dukinfield Golf Club and Gorse Hall, this is a popular location which is sure to appeal.

The current owners have made a number of upgrades during their ownership, including new windows to the front, landscaping the rear garden, and converting the garage to create a versatile third reception room and a family bathroom on the ground floor.

As you approach, you are greeted by a front garden with driveway parking. Step inside to an inviting entrance hallway, with the newly created third reception room located just off it. The lounge, positioned to the front, enjoys far reaching views, while the stylish kitchen to the rear features a breakfast bar, perfect for busy family mornings. Flowing open plan from the kitchen, the dining room features sliding doors that lead out to the rear garden. The newly installed family bathroom is conveniently located just off the dining area.

Upstairs, you will find three well proportioned bedrooms and a modern shower room. Outside, the landscaped rear garden has been beautifully finished with porcelain tiles,



# 12 Tennyson Avenue

, Dukinfield, SK16 5DP

**Offers Over £300,000**



## Entrance Vestibule

Window to front elevation. Door to:

## Snug

10'2" x 7'8" (3.10m x 2.34m)

Window to front elevation. Double radiator.

## Lounge

14'5" x 14'8" (4.39m x 4.47m)

Window to the front elevation. Radiator. Stairs to first floor. Door to:

## Dining Kitchen

9'11" x 14'8" (3.02m x 4.47m)

Window and back door leading out to the garden. Fitted with a comprehensive range of modern high gloss floor and wall mounted units with coordinating work surfaces over, Sink with mixer tap, integrated oven, hob and extractor fan above, dishwasher, washing machine and fridge freezer. Useful under stairs storage cupboard, opening into the dining room.

## Dining Room

13'6" x 7'0" (4.12m x 2.13m)

Sliding doors to the rear garden. Radiator. Door to:

## Downstairs Bathroom

Fitted with three piece suite comprising panelled P shaped bath with glass shower screen and shower over, WC and hand wash basin.

## Landing

Window to side elevation. Doors to bedrooms and bathroom.

## Bedroom One

16'2" x 8'7" (4.93m x 2.62m)

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

## Bedroom Two

9'2" x 8'3" (2.79m x 2.51m)

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

## Bedroom Three

10'9" x 5'11" (3.28m x 1.80m)

Window to front elevation. Storage Cupboard. Radiator. Ceiling light.

## Shower Room

Window to the rear elevation. Suite comprising of a double walk in shower with mains fed shower, low level W.C and hand wash basin built into a vanity unit.

## Outside and Gardens

Driveway parking to front elevation with front garden. Landscaped rear garden with porcelain tiled patio and steps rising to a second tier laid with artificial lawn with glass balustrades.

## Additional Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: C

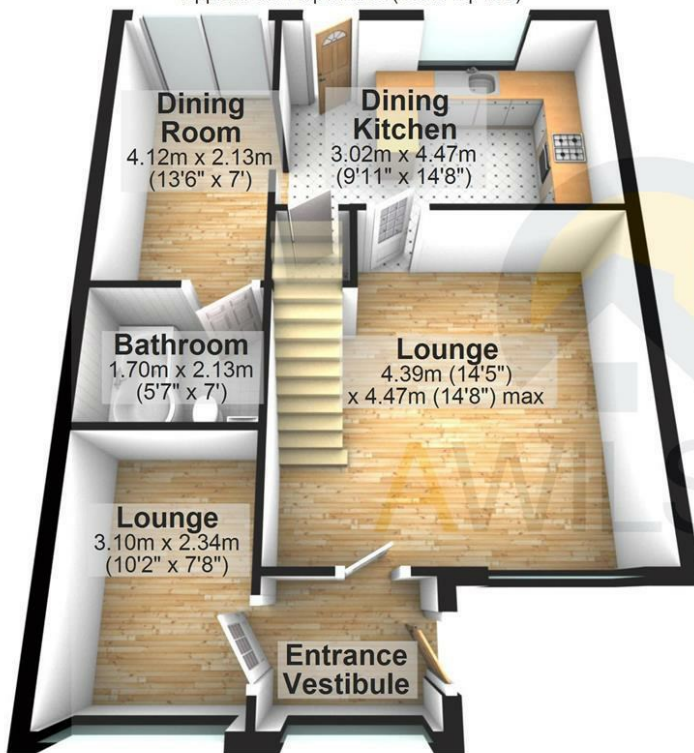






### Ground Floor

Approx. 63.2 sq. metres (680.0 sq. feet)



### First Floor

Approx. 35.9 sq. metres (386.3 sq. feet)



Total area: approx. 99.1 sq. metres (1066.3 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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](mailto:info@awilsonestates.com) [www.awilsonestates.com](http://www.awilsonestates.com)