

## 286 Yew Tree Lane, Dukinfield, SK16 5DN

**£270,000**

Location, location, location! It's the cliché, but it couldn't be more appropriate for this lovely home. Situated at the top end of Yew Tree Lane with the most amazing views to the front, over Dukinfield golf club. There is even a public footpath just opposite, that will take you all the way to The Rising Moon public house and restaurant, a local hot spot!

Having been in the same family for over 40 years, this beautiful property is now ready for the next family to move into and make it theirs.

Once inside you will find an entrance vestibule, entrance hallway, lounge and separate dining room, modern fitted kitchen, three bedrooms and a family shower room.

Outside there are pleasant well stocked gardens to both the front and rear along with driveway parking.

This quiet spot offers the best of all worlds, a popular estate with families, there are good schools within walking distance, plus a few local shops. For more your more comprehensive needs there are larger supermarkets a short drive away.

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, Dukinfield, SK16 5DN

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## Entrance Vestibule

Front door and door into the entrance hallway.

## Entrance Hallway

Stairs rising to the first floor, glazed door into the lounge.

## Lounge

Window to the front elevation, feature fireplace, useful under stairs storage cupboard, open to the dining area.

## Dining Room

Window to the rear with views over the garden. Door into the kitchen.

## Kitchen

Window to the side elevation, door out to the garden. Fitted with a range of floor and wall mounted units with coordinating work surfaces over. Stainless steel sink with drainer and mixer tap, gas cooker point and plumbing for washing machine., space for fridge freezer.

## Stairs & Landing

Window to the side elevation, doors to all bedrooms and shower room.

## Bedroom One

Window to the front elevation, with fantastic views over the golf course and beyond. Built in wardrobes.

## Bedroom Two

Window to the rear elevation with views over the garden. Built in cupboard.

## Bedroom Three

Window to the front elevation, built in storage cupboard.

## Family Shower Room

Opaque window to the rear elevation, modern suite comprising of an enclosed shower cubicle, low level w.c and a hand wash basin built into a high gloss vanity unit. Heated towel rail and part tiled walls.

## Externally

Set back from the road, the front is approached by a footpath to the front door, the garden is laid to lawn and there is a driveway for off street parking. Around to the rear is a pleasant enclosed garden complete with patio, lawn and well stocked flower beds.

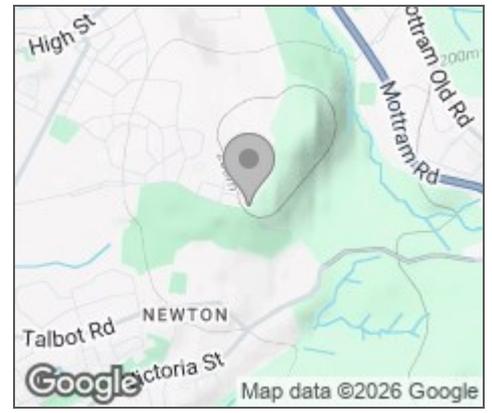
## Additional Information

Tenure: Freehold (With a chief rent)

EPC Rating: C - 71 - 85

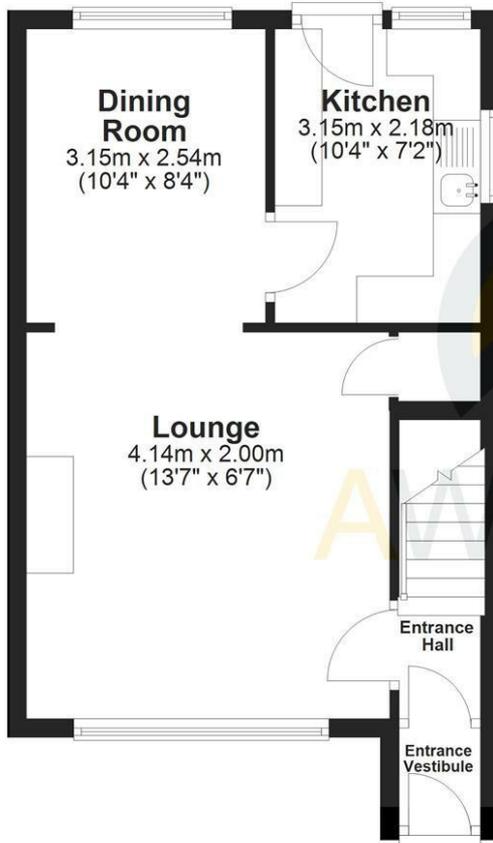
Council Tax Band: C





### Ground Floor

Approx. 36.6 sq. metres (393.9 sq. feet)



### First Floor

Approx. 36.2 sq. metres (389.3 sq. feet)



Total area: approx. 72.8 sq. metres (783.2 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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>85</b>	<b>England &amp; Wales</b>
		<b>71</b>	EU Directive 2002/91/EC

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