



178 Yew Tree Lane, Dukinfield, SK16 5DU

Offers Over £240,000

A Wilson Estates are delighted to offer for sale this well presented three bedroom family home on Yew Tree Lane in Dukinfield. Ideal for first time buyers, families or those looking to downsize, the property offers generous living accommodation, driveway parking, a conservatory and more.

The property is approached via a block paved driveway providing parking for two vehicles, with steps leading to the front door. Inside, an entrance hall leads to a spacious lounge at the front and a kitchen diner to the rear, with a conservatory off the kitchen offering versatile additional space for a playroom, home office or simply a space to relax in.

Upstairs there are three well proportioned bedrooms and a modern three piece family bathroom.

The rear garden is low maintenance, laid with Indian stone patio, perfect for sitting with a morning coffee or for outdoor entertaining during the warmer months.

Yew Tree Lane is a popular location for families, with a number of well regarded schools within walking distance including Broadbent Fold Primary School, Yew Tree Primary

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Entrance Hall

Stairs to first floor. Radiator. Ceiling light. Door to:

Lounge

13'4" x 13'1" (4.06m x 3.99m)

Window to front elevation. Radiator. Feature electric living flame effect stove. Ceiling light. Door to:

Kitchen/Diner

9'10" x 15'5" (3.00m x 4.70m)

Fitted with matching range of base and eye level units with coordinating worktops over. Built in double electric oven with four ring gas hob and extractor hood over. Space for fridge freezer. Plumbed for automatic washing machine. Space for dishwasher. Ceiling light. Radiator. Patio door to:

Conservatory

Door leading out to rear garden. Ceiling light.

Stairs and Landing

Doors to bedrooms and bathroom. Loft access via lift hatch.

Bedroom One

14'6" x 10'10" (4.42m x 3.30m)

Window to front elevation. Radiator. Ceiling light.

Bedroom Two

8'6" x 10'10" (2.59m x 3.29m)

Window to rear elevation. Radiator. Ceiling light.

Bedroom Three

10'9" x 7'1" (3.28m x 2.16m)

Window to front elevation. Radiator. Ceiling light.

Bathroom

Window to rear elevation. Fitted with three piece suite comprising panelled bath with glass shower screen and mains fed shower over, WC and vanity unit with inset wash hand basin. Heated towel rail. Downlights to ceiling.

Outside and Gardens

Block paved driveway to front providing off road parking for two vehicles, plus steps leading to front door. To the rear there is a rear garden set over two tiers, and laid with Indian Stone patio for a low maintenance space which can be enjoyed all year round.

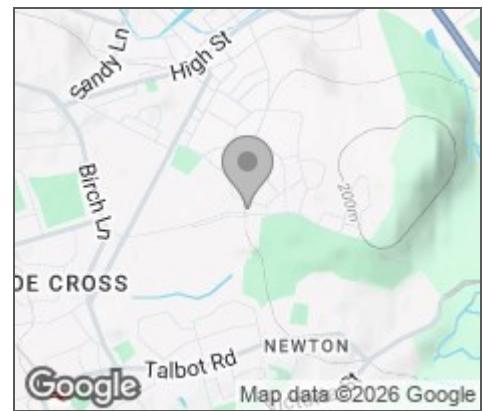
Additional Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: A





Ground Floor

Approx. 40.1 sq. metres (431.6 sq. feet)



First Floor

Approx. 39.4 sq. metres (424.1 sq. feet)



Total area: approx. 79.5 sq. metres (855.7 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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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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