



1 Bylands Fold, Dukinfield, SK16 5BH

Offers Over £385,000

A Wilson Estates are delighted to bring to the market this beautiful four bedroom family home. The detached property stands proud on the Richmond Park Estate in Dukinfield.

The property is located on one of the highly regarded developments in the area, accessed via Westminster Way the property is situated on a quiet cul-de-sac.

The property itself, boasting a large corner plot with well manicured lawns, comprises of an entrance hallway, complete with downstairs WC, the current owners have are using one of the reception rooms as a beauty room but the space would make a great second living room/ family room/play room/ home office.

There is an open plan lounge / dining room which then leads via French Doors into the beautifully landscaped garden featuring lawned, patio and decked areas plus well stocked borders - a great space for entertaining!

The first floor offers four bedrooms, master with an en-suite plus fitted wardrobes, there is also a family bathroom. Perfect for growing families!

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Hallway:

Composite door to front elevation, stairs to first floor, door to:

Downstairs WC:

Window to front elevation, heated towel rail, low level water closet, hand wash basin.

Lounge:

18'0" x 11'4" (5.49m x 3.45m)

Bow window to front elevation, open plan archway, electric fire, ceiling light fitting, door to:

Dining Area:

11'11" x 9'4" (3.63m x 2.85m)

French doors and windows leading to rear garden, ceiling light fitting.

Kitchen:

14'7" x 8'0" (4.45m x 2.44m)

Window to rear elevation, wall and base units with co-ordinating work surfaces, stainless steel sink unit with mixer tap, gas hob with extractor hood over, fitted oven, space for dishwasher, ceiling spot lighting.

Utility Room:

8'0" x 7'7" (2.44m x 2.31m)

Window to rear elevation, spot lighting, space for washer/dryer, space for fridge freezer.

Reception Room/Beauty Room:

17'4" x 7'7" (5.28m x 2.31m)

Bow window to front, Amtico flooring, ceiling light fitting.

Landing:

Window to side, storage cupboard, door.

Master Bedroom:

11'8" x 11'11" (3.56m x 3.62m)

Window to rear elevation, double wardrobes with sliding doors, ceiling light fitting.

En-suite:

Enclosed shower unit with mains fed shower, heated towel rail, hand wash basin, low level water closet, spot lighting.

Bedroom Two:

9'9" x 10'0" (2.97m x 3.05m)

Window to front, ceiling light fitting.

Bedroom Three:

9'9" x 7'6" (2.97m x 2.28m)

Window to front, ceiling light fitting.

Bedroom Four:

8'5" x 6'0" (2.57m x 1.84m)

Window to rear, ceiling light fitting.

Bathroom:

Fitted with three piece suite comprising panelled "P" shaped bath with glass shower screen and shower over, low level flush wc and hand wash basin. window to side, spot lighting.

Outside and Gardens:

To the front of the property is a sizeable lawned area with mature plants and shrubs, there is driveway parking for multiple vehicles.

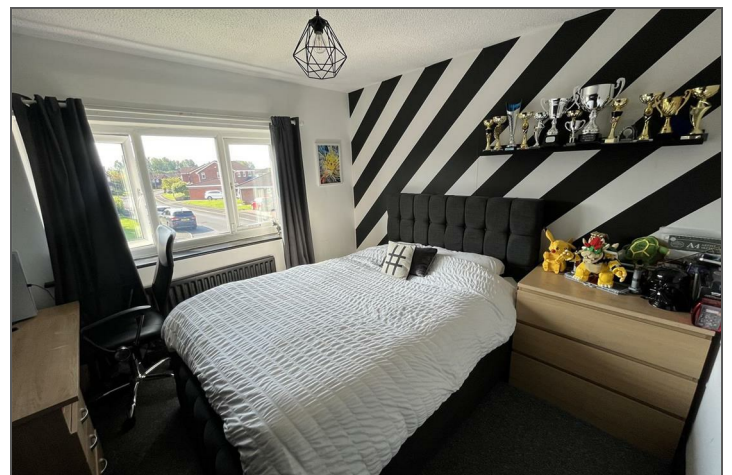
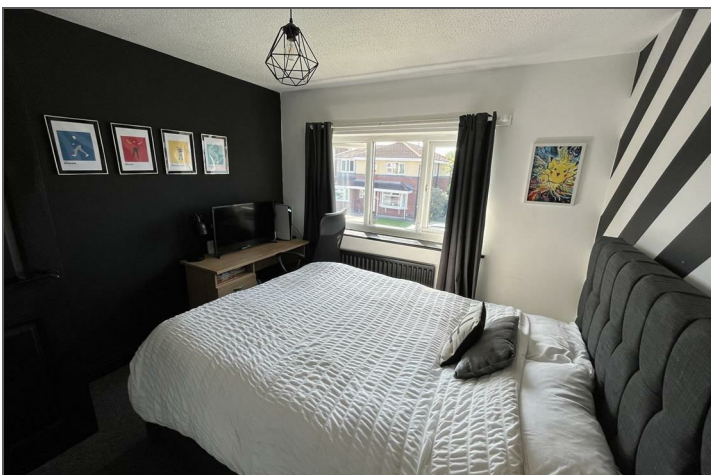
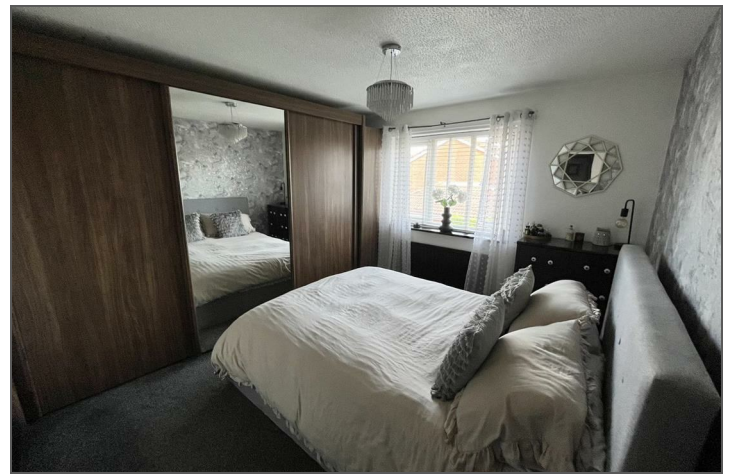
To the rear of the property is a landscaped garden featuring patio, decked and lawned areas with feature lighting, power and a water supply. There is also a pergola perfect for use in all weathers. The garden is surrounded by privets for privacy in addition to sleeper borders with mature plants and shrubs.

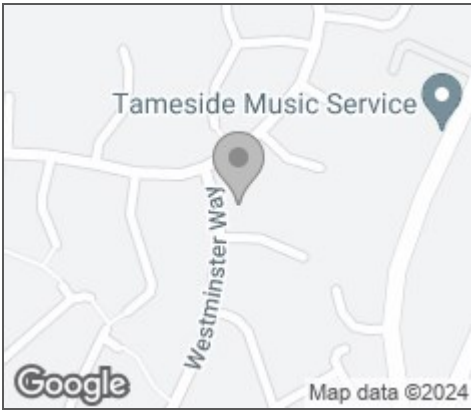
Additional Information:

Council Tax Band : E

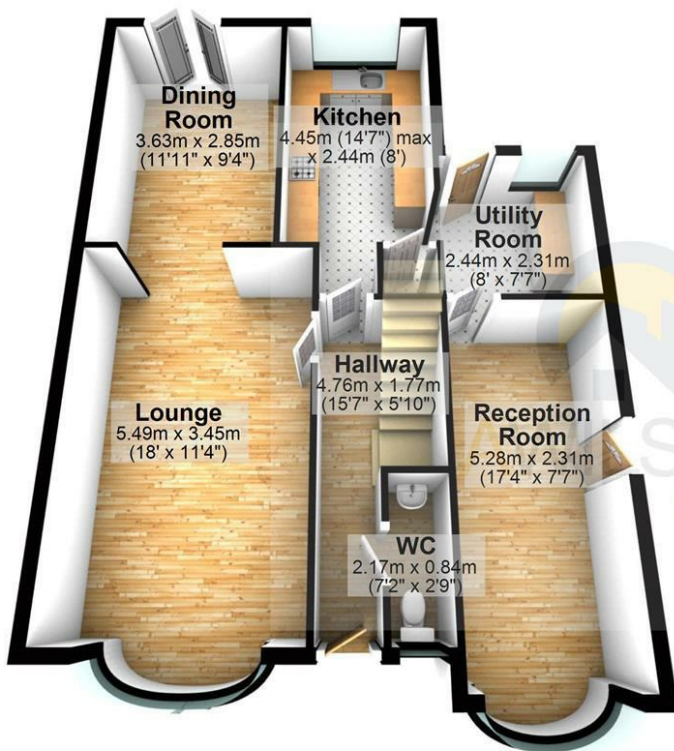
Tenure: Leasehold (999 years from new, 969 years now remaining, £50 per annum)

EPC Rating : C





Ground Floor



First Floor



Total area: approx. 118.6 sq. metres (1277.0 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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