



## 28 Kingsbridge Drive, Dukinfield, SK16 4HH

**Offers Over £365,000**

A Wilson Estates are delighted to bring to the market this fantastic extended family home. Coming to the market with NO ONWARD CHAIN!

This beautiful detached property is located on this popular estate in Dukinfield within a cul-de-sac offering privacy and a pleasant plot.

Extended & spacious living with an entrance hallway, Lounge, dining room and a good sized orangery. There is a modern fitted dining kitchen, the garage has been converted to give a bedrooms with wet room plus a utility room.

Upstairs are a further three bedrooms plus a home office or perhaps a nursery? Plus a four piece luxury family bathroom.

Outside are nice sized gardens, the front has a driveway. There is also an EV Charger, a must these days! Around to the rear is an excellent garden complete with patio and decked area, ideal for children to play!

# 28 Kingsbridge Drive

, Dukinfield, SK16 4HH

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## Entrance Hallway

Stairs rising to the first floor, access to all downstairs rooms.

## Lounge

12'10" x 10'0" (3.91m x 3.06m)

Window to front elevation, feature fireplace, open to the dining room. Wood flooring.

## Dining Room

8'9" x 10'0" (2.67m x 3.06m)

Bi-fold doors leading out to the orangery/family room and door into the kitchen. Wood flooring.

## Orangery/Family Room

9'5" x 8'11" (2.88m x 2.72m)

Windows and double opening French doors leading out to the garden. Wood flooring.

## Dining Kitchen

9'0" x 12'0" (2.74m x 3.65m)

Window and back door. Fitted with a comprehensive range of floor and wall mounted units with coordinating work surfaces and matching breakfast bar. Built in electric oven, gas hob and extractor fan above. Integrated fridge and freezer, plumbing for washing machine and dishwasher.

## Utility Room

4'6" x 8'6" (1.37m x 2.58m)

Floor and wall mounted units with coordinating work surfaces over. Space for fridge freezer, wall mounted gas central heating boiler. Door into bedroom four.

## Bedroom Four

12'4" x 8'6" (3.75m x 2.58m)

Window to front elevation.

## En-suite Wet Room

Window to front elevation, low level W.C and hand wash basin, wall mounted shower. Tiled floor and walls.

## Stairs & Landing

Window to side elevation, doors to bedrooms and bathroom.

## Master Bedroom

13'1" x 13'0" (4.00m x 3.95m)

Window to front elevation.

## Bedroom Two

11'0" x 12'5" (3.36m x 3.79m)

Window to front elevation with double opening cupboards.

## Bedroom Three

8'8" x 11'0" (2.65m x 3.35m)

Window to rear elevation.

## Home Office/Nursery

5'6" x 6'2" (1.68m x 1.88m)

Window to rear elevation.

## Family Bathroom

Window to rear elevation. Suite comprising of an enclosed shower cubicle with rainfall shower, low level W.C, hand wash basin built into a vanity unit, roll top double ended bath. Tiled and heated towel rail.

## Externally

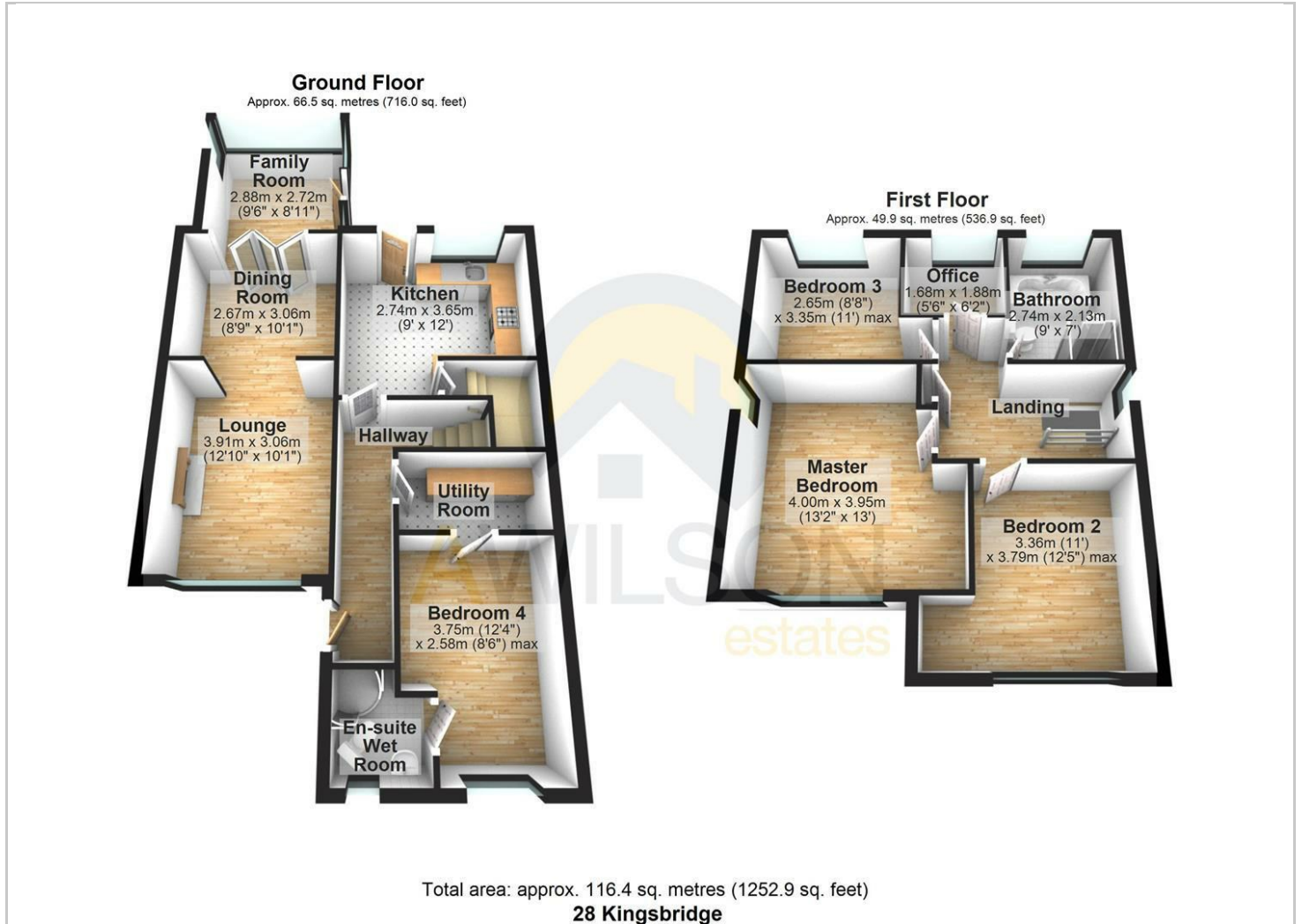
## Additional Information

Tenure: Freehold

Council Tax Band: D

EPC Rating: C





## 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	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) A	B		85	(92 plus) A	B		
(81-91)	C		73	(81-91)	C		
(69-80)	D			(69-80)	D		
(55-68)	E			(55-68)	E		
(39-54)	F			(39-54)	F		
(21-38)	G			(21-38)	G		
(1-20)				(1-20)			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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