



17 Elm Tree Drive, Dukinfield, SK16 5HQ

Offers Over £220,000

A Wilson Estates are delighted to offer for sale this three bedroom semi detached home in Dukinfield. Offering modern living in a sought-after location, the property boasts tasteful modernisation throughout, and provides ample space and comfort which is sure to appeal to first time buyers and growing families alike.

The property comprises of an entrance vestibule, and hallway, leading to a neutrally decorated lounge with an open plan archway leading to the spacious kitchen diner, which has been thoughtfully designed with ample storage space, a breakfast bar for casual dining, and a dining area perfect for family mealtimes. Upstairs, you'll find three generously sized bedrooms and a family bathroom.

Externally the property benefits from an imprinted concrete driveway providing off road parking for two vehicles, whilst the well-maintained gardens to the rear provide a peaceful retreat where you can unwind and enjoy the outdoors and take in the views of the hills beyond.

Located in Dukinfield, this property benefits from a convenient location close to local amenities, schools, and transport links, making it an ideal choice for modern family living.

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, Dukinfield, SK16 5HQ

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Entrance Vestibule

Door leading to:

Hallway

Stairs leading to first floor. Door to:

Lounge

12'10" x 12'1" (3.91m x 3.68m)

Double glazed window to front. Under stairs storage cupboard. Spotlights to ceiling. Radiator. Open plan archway leading to:

Kitchen/Diner

10'0" x 15'4" (3.05m x 4.67m)

Fitted with a matching range of modern handle-less base and eye level units with worktop space over. Breakfast bar. 1+1/2 bowl composite sink with drainer and mixer tap. Integrated slimline dishwasher. Plumbing for automatic washing machine. Space for fridge/freezer. Built-in eye level electric oven. Built-in four ring induction hob with pull out extractor hood over. Double glazed window to rear. Spotlights to ceiling. Radiator. Valiant boiler (still under warranty).

Bedroom 1

14'8" x 8'10" (4.47m x 2.69m)

Double glazed window to front. Radiator. Spotlights to ceiling.

Bedroom 2

8'6" x 8'10" (2.58m x 2.69m)

Double glazed window to rear. Radiator. Spotlights to ceiling.

Bedroom 3

10'11" x 6'2" (3.33m x 1.88m)

Double glazed window to front. Radiator. Spotlights to ceiling. Currently used as a storage room by current owners, this is a generously sized third bedroom.

Bathroom

Fitted with a modern three piece white bathroom suite comprising of 'P' Shaped bath with waterfall mixer tap, glass shower screen and mains fed shower over, hand wash basin and low level flush wc. Double glazed window to rear. Spotlights to ceiling. Heated towel rail.

Externally

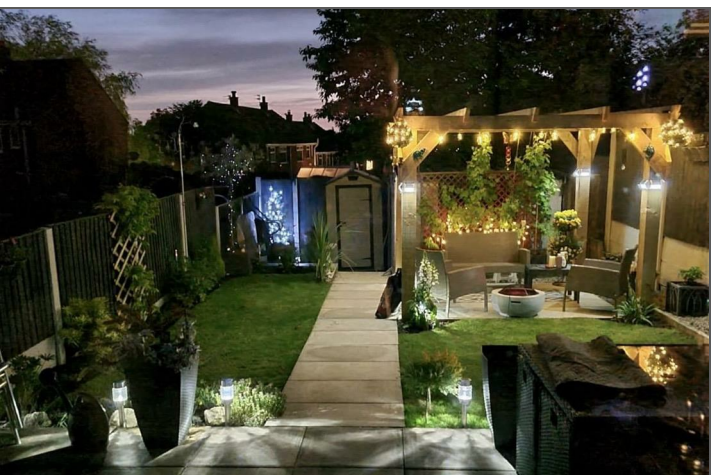
Externally the property benefits from an imprinted concrete driveway providing off road parking for two vehicles, whilst the well-maintained gardens to the rear provide a peaceful retreat where you can unwind and enjoy the outdoors and take in the views of the hills beyond.

Additional Information

Tenure: Freehold

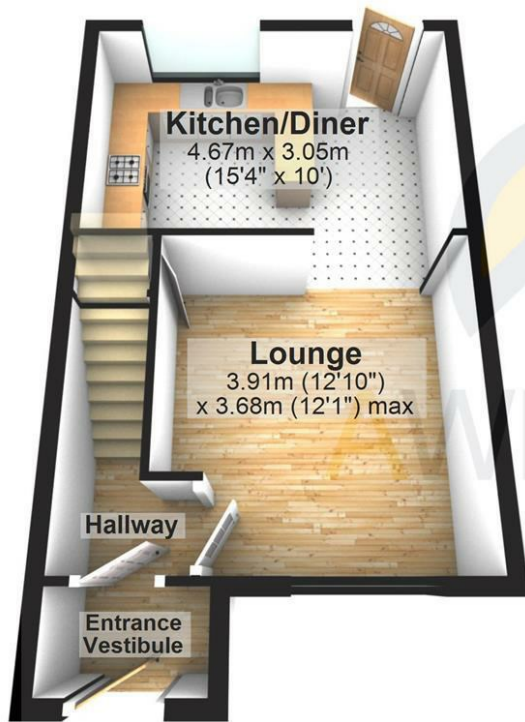
Council Tax Band: A

EPC Rating: C





Ground Floor



First Floor



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		87
(81-91)	B		
(69-80)	C		72
(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	

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.

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