



8 Vicarage Drive, Dukinfield, SK16 5LE

£1,300

A Wilson Estates are delighted to bring to the market Vicarage Drive, Dukinfield.

The property is access from Lodge Lane and has always been a highly regarded location leading to the picturesque St Johns Church.

The property has been loving updated by the current owners boasts many features from a recently refurbished kitchen, utility and bathroom incorporating luxury finishes.

Dukinfield offers a range of amenities from independent to major supermarkets, library, chemist as well recreational facilities such nearby Golf, Cricket clubs in addition to 24 hour Gymnasium.

There is Gorse Hall which offers acres and acres of beautiful woodland walks and views for those looking to take in the nearby green spaces.

Those with children of a school age can utilise several primary schools such as St Johns, St Marys, Gorse Hall, St Peters as well a All Saints, Ravensfield, Rayners Stephens

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Entrance Hallway

uPVC door to side elevation, radiator, Kardean flooring, storage cupboard.

Lounge

14 x 10'7 (4.27m x 3.23m)
uPVC window to front elevation, feature fire place, ceiling light, radiator.

Open Plan Kitchen, Dining & Living Room

16'05 x 18'07 (5.00m x 5.66m)
Window & double opening French doors leading out to the rear garden, and velux windows in the vaulted ceiling. Fitted with a comprehensive range of wall, base units along with an island & quartz work surfaces, Kardean flooring, one and a half bowl stainless steel sink unit with mixer tap, induction hob, exactor. Ceiling spots & radiators.

Utility Room

9'9 x 6'9 (2.97m x 2.06m)
Window and door leading out to the garden. Fitted units with work surfaces over. Plumbing for washing machine and space for tumble dryer. Courtesy door into the garage, ceiling light & radiator.

Downstairs WC

Low level water closet, Kardean flooring, hand wash basin. Ceiling light & radiator.

Stairs and Landing

uPVC window to side elevation, loft access via pull down ladder which is insulated and has light, and also houses the gas central heating boiler.

Bedroom One

12 x 8'07 (3.66m x 2.62m)
uPVC window to front elevation, radiator, ceiling light.

Bedroom Two

11'6 x 10'6 (3.51m x 3.20m)
uPVC window to front elevation.

Bedroom Three

7'10 x 7'6 (2.39m x 2.29m)
uPVC window to rear elevation.

Bathroom

Opaque window to the rear elevation, stylish 'Boutique' feel family bathroom. Bath with waterfall shower over, low level W.C nad hand wash basin built into a vanity unit. Tiled walls, ceiling spots & radiator.

Outside & Gardens

To the front of the property there is a block paved driveway providing parking for several vehicles.

Around to the rear is a pleasant enclosed garden with lawn, flower beds, patio & garden shed.

There is also a garage up and over door.

Garage

18'7 x 16'5 (5.66m x 5.00m)
Up & over door. Light & power.

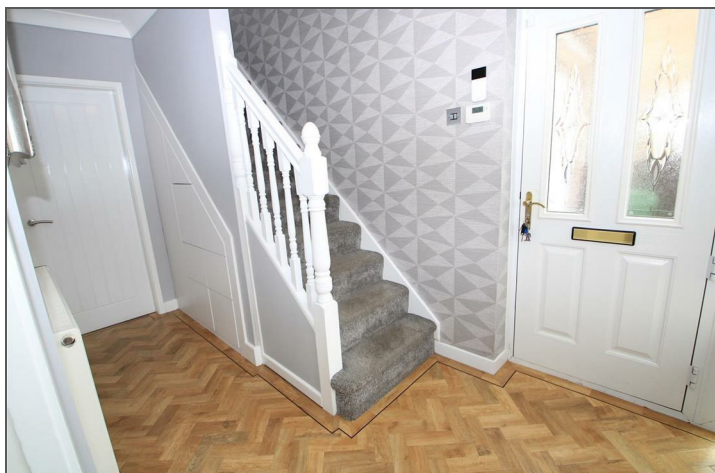
Additional Information

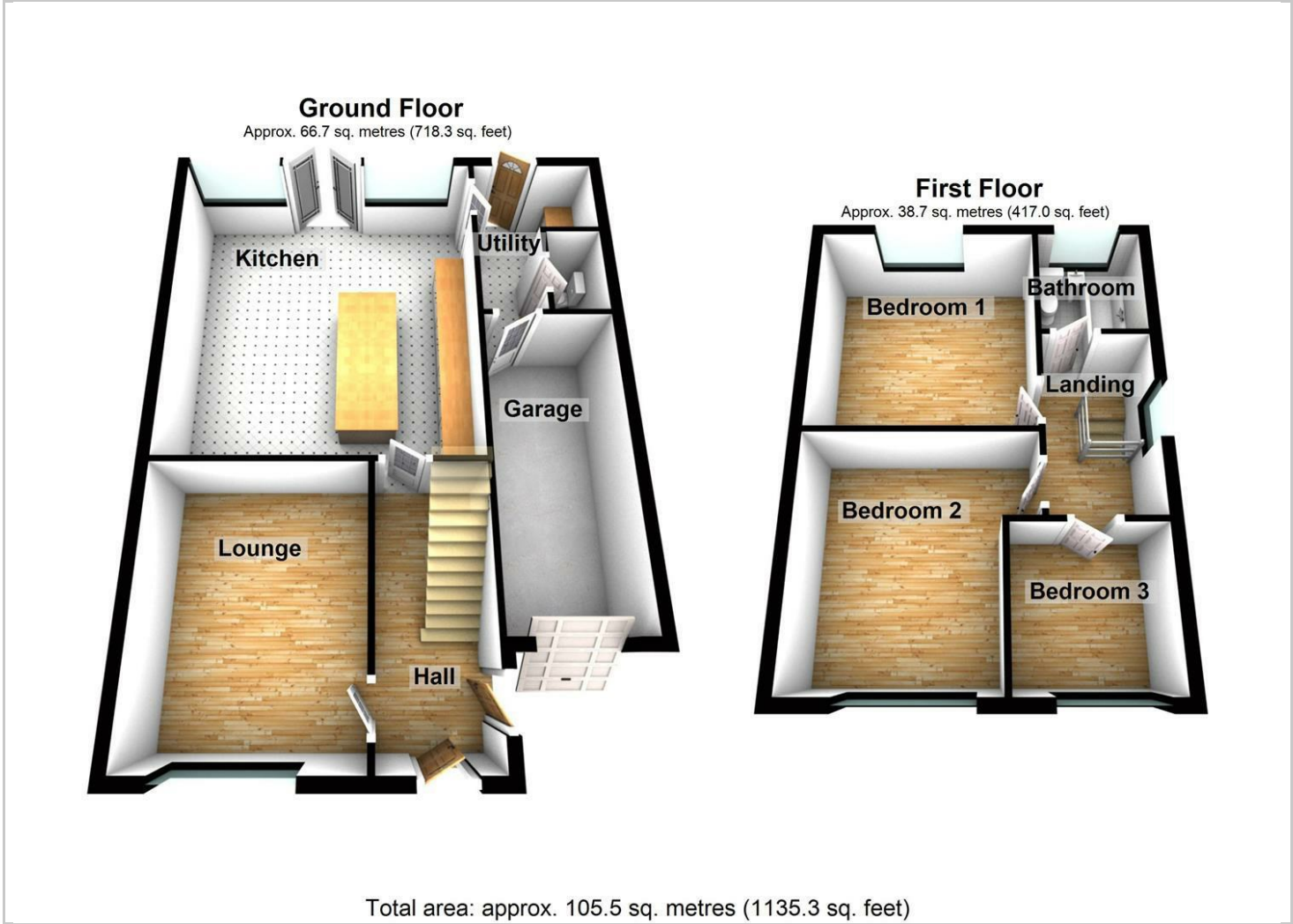
Council Tax Band: C

EPC Rating: C

Holding Deposit : £300

STRICTLY NO PETS AND SMOKING POLICIES
APPLY





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 ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
			81				
			69				

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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