



16 Dain Close, Dukinfield, SK16 5PB

Offers Over £210,000

This lovely family home has been owned by the same family for over 40 years, and it's now time for the next family to move in and make it their own.

Lovingly taken care of and upgraded over the years, this property has such a nice feeling as soon as you walk through the door.

The lounge is spacious and full of light, and a dining kitchen with fitted appliances take you through to the conservatory. The conservatory is a gorgeous spot to sit with a cup of tea, or maybe a glass of wine!

Upstairs are three bedrooms and a modern shower room.

The gardens are full to bursting with mature flowers, shrubs and plants. If you have green fingers, this is for you.

There is a garage to the rear, that also provides a parking space.

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Entrance Porch

Cloaks cupboard, door into the lounge.

Lounge

Bay window to the front elevation. Open stairs rising to the first floor. Feature fireplace, door into the dining kitchen.

Dining Kitchen

Window to the rear elevation, doors leading out to the conservatory. Fitted with a comprehensive range of floor and wall mounted units with coordinating work surfaces over. Integrated appliance include an electric oven, gas hob and extractor fan above, fridge & freezer & dishwasher. Stainless steel sink unit with mixer tap. Open to the dining area.

Conservatory

Windows & double opening doors into the rear garden. The current owner has added a useful small cupboard that houses the tumble dryer. This is a lovely place to sit and enjoy the view over the garden.

Stairs & Landing

Doors to all rooms.

Bedroom One

Window to the front elevation, plenty of built in wardrobes, with matching drawers, bedside tables and even a window seat!

Bedroom Two

Window to the rear elevation, fitted wardrobes.

Bedroom Three

Window to the front elevation, this room has been kitted out with wardrobes and a cabin bed.

Shower Room

Opaque window to the rear elevation, suite comprising of a large 'P' shaped enclosed shower cubicle with mains fed shower, low level W.C & hand wash basin built into a vanity unit. Heated towel rail, tiled walls.

Externally

Over the last 40 years this garden has been added to and has an abundance of mature flowers, shrubs and bushes. The front garden is a sunny haven that enjoys the morning sun. Around to the year is a pleasant enclosed garden, enclosed by timber fencing. The gate takes you to the rear of the property where you will find a garage en-bloc with parking in front.

Garage

Additional Information

Tenure: Freehold

EPC Rating: C

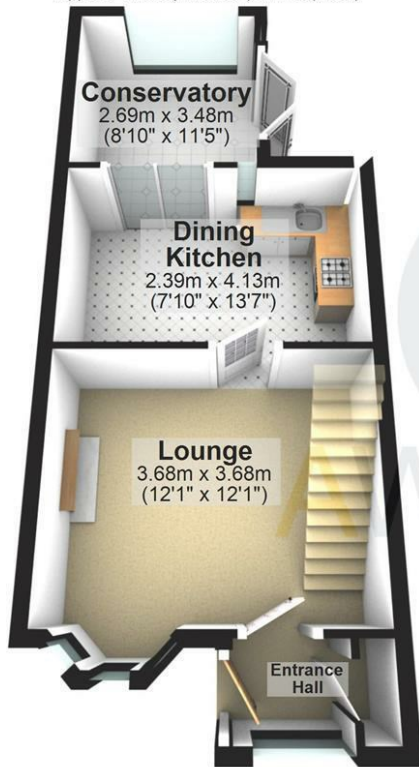
Council Tax Band: B





Ground Floor

Approx. 34.5 sq. metres (371.2 sq. feet)



First Floor

Approx. 32.9 sq. metres (354.0 sq. feet)



Total area: approx. 67.4 sq. metres (725.1 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			
(21-58) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	88

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			
(21-58) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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