



28 Warwick Close, Dukinfield, SK16 5SD

Offers Over £230,000

A Wilson Estates are delighted to bring to the market this modern two bedroom mews property situated on the ever popular Richmond Park Estate.

The property is located in a cul-de-sac off Westminster Way and offers a pleasant approach through the popular development, one with a real sense of local community spirit.

An entrance vestibule welcomes you in, leading into a light and airy lounge featuring a lovely bay window. The original footprint has been extended to create an amazing dining kitchen space to the rear which then has French doors leading into the rear garden. To the first floor of the property there are two bedrooms and a family bathroom.

Externally there is driveway parking (plus an additional allocated space opposite), to the rear of the property there is an enclosed rear garden with both decked and lawned areas.

The home would be perfect for a range of purchasers from those looking to buy for the first time to growing families or even those downsizing from a larger property.

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, Dukinfield, SK16 5SD

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Entrance Vestibule

Window to side, door to lounge.

Lounge

14'9" x 11'10" (4.50m x 3.61m)

UPVC double glazed bay window to front, stairs leading to first floor, door to:

Kitchen

10'10" x 11'10" (3.30m x 3.61m)

Fitted with a matching range of base and eye level units with coordinating worktop space over, inset sink and drainer with mixer tap, breakfast bar, integrated fridge/freezer, dishwasher and washing machine, built-in double oven, built-in hob with extractor hood over, inset ceiling downlights. Open plan to dining area.

Dining Area

6'9" x 9'6" (2.06m x 2.90m)

uPvc double glazed window to rear, two skylights, open plan to kitchen, double doors leading to rear garden.

Landing

Bedroom 1

11'5" x 11'10" (3.48m x 3.61m)

uPvc double glazed window to front elevation. Laminate flooring. Ceiling light. radiator.

Bedroom 2

10'10" x 6'7" (3.30m x 2.01m)

Currently utilised as an office space. Good sized single bedroom. uPvc double glazed window to rear elevation. Laminate flooring. Double doors leading to storage cupboard.

Storage cupboard

Wooden stairs leading to loft space currently boarded out for storage.

Bathroom

Recently refitted with three piece suite comprising L Shaped panelled bath with shower over and glass shower screen, hand wash basin with vanity unit, and low level flush wc. Part tiled walls. uPvc double glazed window to rear elevation. Heated towel rail. window to rear, heated towel rail.

External

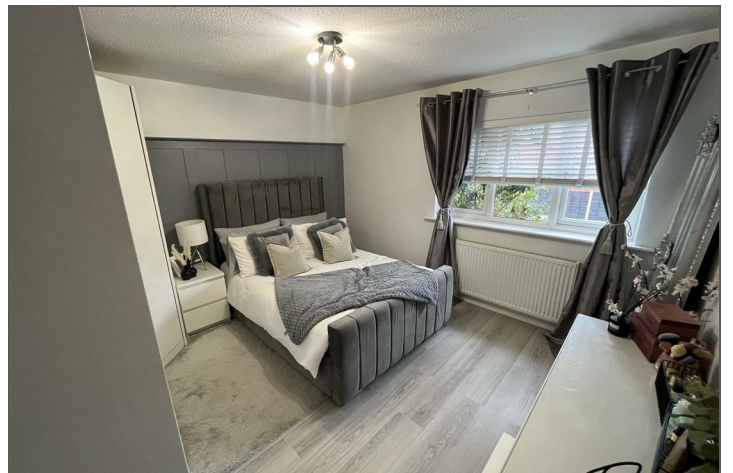
To the front a driveway laid with tarmac offers off road parking for one car, with an additional allocated parking space opposite. To the rear of the property there is a private low maintenance garden laid with decking and artificial lawn with a additional patio area.

Additional Information

Council Tax Band: B

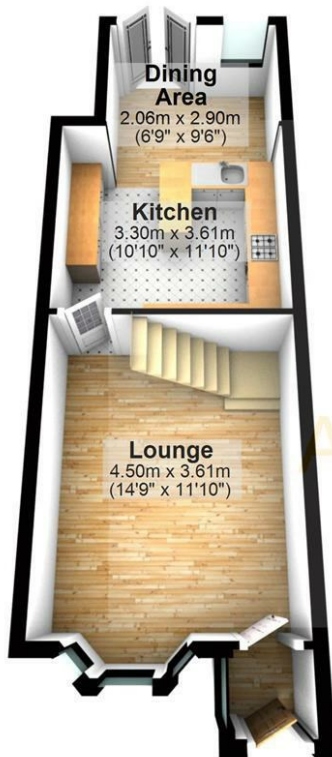
Tenure: Leasehold - details to be confirmed by vendor

EPC Rating: C





Ground Floor



Dining Area
2.06m x 2.90m
(6'9" x 9'6")

Kitchen
3.30m x 3.61m
(10'10" x 11'10")

Lounge
4.50m x 3.61m
(14'9" x 11'10")

First Floor



Bathroom
2.31m x 1.50m
(7'7" x 4'11")

Bedroom 2
3.30m x 2.01m
(10'10" x 6'7")

Landing

Bedroom 1
3.48m x 3.61m
(11'5" x 11'10")

Total area: approx. 64.5 sq. metres (693.9 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	

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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