



## 210 Birch Lane, Dukinfield, SK16 5AP

**Asking Price £320,000**

A Wilson Estates are delighted to bring to the market this beautifully presented & extended semi-detached property, offering a spacious floorplan incorporating additions such as the side extension and conservatory.

The property is located on Birch Lane and offers ease of access to nearby towns and amenities whilst being set back from the road.

Upon entering into the property there is an entrance hallway, larger than average open plan lounge & dining room, extended kitchen off PLUS a conservatory. The garage has been converted and is currently being used as a bedroom. Upstairs are three bedrooms and a family bathroom.

Externally to the front there is parking for multiple cars whilst to the rear there is a good sized rear garden with patios areas for entertaining.

A great purchase for a range of purchasers especially those with growing families the property has been well maintained by the current owners.

# 210 Birch Lane

, Dukinfield, SK16 5AP

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## Entrance Hallway

You are welcomed in through this bright entrance that gives a sense of what's to come. Stairs rising to the first floor, doors to downstairs rooms.

## WC

Low level w.c & hand wash basin built into a high gloss vanity unit.

## Bedroom Four

14'7 x 9'4 (4.45m x 2.84m)  
Window to the front elevation.

## Open Plan Lounge & Dining Room

24'8 x 11'11 (7.52m x 3.63m)  
This is a great space! Life will go on in this room, from family dinners, celebrations & parties with friends. The lounge area has a window to the front elevation with beautiful marble fireplace with inset living flame gas fire, the dining space opens up to both the kitchen & the conservatory.

## Kitchen

16 x 8'4 (4.88m x 2.54m)  
This stylish modern kitchen is fitted with a comprehensive range of floor and wall mounted units with coordinating granite work surfaces over. Integrated double electric oven, five ring gas hob, plumbing for washing machine, space for American Style fridge freezer.

## Conservatory

13'1 x 8'10 (3.99m x 2.69m)  
Windows and double opening French doors out to the garden, what a great space to sit with a drink in the summer months whilst looking at the garden.

## Stairs and Landing

Doors to all rooms.

## Bedroom One

11'9 x 11'8 (3.58m x 3.56m)  
Window to the rear elevation with views over the garden, fitted with a range of wardrobes with a concealed tv unit.

## Bedroom Two

13'3 x 10'7 (4.04m x 3.23m)  
Window to the front elevation, fitted wardrobes.

## Bedroom Three

8'6 x 7'4 (2.59m x 2.24m)  
Window to the front elevation, fitted wardrobes.

## Family Shower Room

Opaque window to the side elevation, suite comprising of a double walk in shower cubicle with mains fed waterfall shower over, low level wc & hand wash basin built into a high gloss vanity unit. Part tiled walls and a heated towel rail.

## Externally

The front has a driveway affording off street parking for several vehicles, whilst around to the rear is a pleasant enclosed garden complete with raised patio area.

## Additional Information

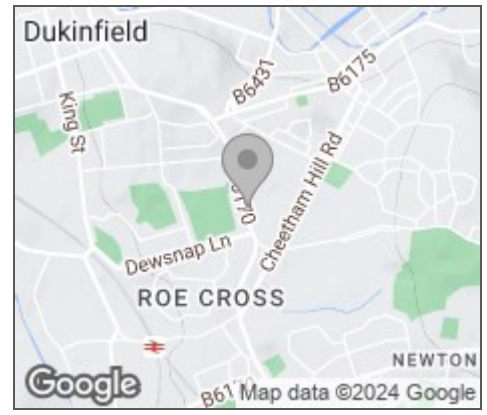
Tenure: Freehold

Council Tax: C

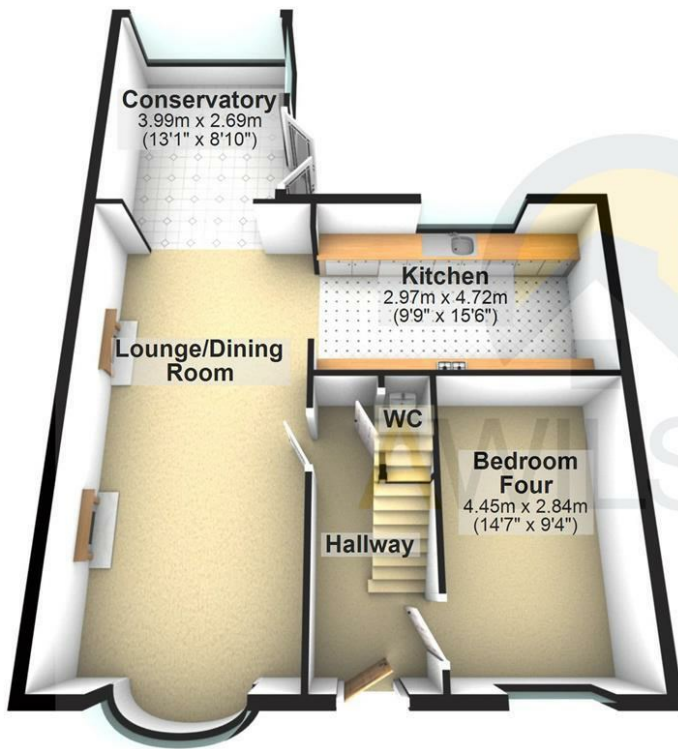
EPC:

\*there are double footing to under the extension meaning if you'd want to, you could also extended upwards (subject to the correct PP)

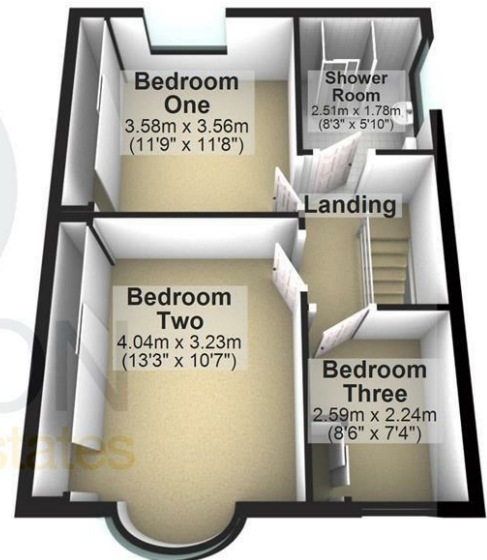




### Ground Floor



### 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		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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