



20 Wordsworth Close, Dukinfield, SK16 5DS

£275,000

We are delighted to bring to the market this spacious, extended and well presented family home. Situated on this highly desirable road, this is a fantastic property. Could it be for you?

Once inside you will find an entrance porch, lounge with feature fireplace, separate dining room, larger than average kitchen with utility room and downstairs wc off.

Upstairs are three bedrooms and a family bathroom.

Outside the front has huge kerb appeal! With driveway parking for a couple of vehicles. Around to the rear is an amazing sized garden! This a real bonus to this already fabulous family home. There is plenty of space for children to play, and seating areas to sit and enjoy the summer months.

Those with children of a school age can take advantage of Broadbent Fold being within walking distance and also being in the catchment area for St Marys, St Johns, Yew Tree , Ravensfield and All Saints.

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Entrance Porch

Windows and front door, door into the lounge.

Lounge

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

Dining Room

Useful under stairs storage cupboard, arch into the kitchen.

Kitchen

Windows to the rear elevation and back door leading out to the garden. Fitted with a comprehensive range of floor and wall mounted units with work surfaces over. Stainless steel one and a half bowl sink unit with mixer tap, space for fridge freezer, gas cooker point.

Utility Room

Window to the front elevation, plumbing for washing machine.

Downstairs W.C

Opaque window to the rear elevation, downstairs w.c, and hand wash basin.

Stairs & Landing

Window to the side elevation, doors to all rooms and family bathroom.

Bedroom One

Window to the front elevation.

Bedroom Two

Window to the rear elevation with views over the garden.

Bedroom Three

Window to the front elevation, built in storage cupboard.

Family Bathroom

Opaque window to the rear elevation. Suite comprising of a panel bath with glass shower screen and electric shower, low level w.c and hand wash basin, part tiled walls.

Externally

The front is approached via the driveway, whilst around to the rear is a fantastic sized garden! Complete with lawn and well stocked borders, along with plenty of space to sit and enjoy the sunshine in the summer months.

Additional Information

Tenure: Freehold

EPC Rating: C

Council Tax Band: C



