



68 Westmorland Avenue, Dukinfield, SK16 5JA

£240,000

Welcome to Westmorland Ave! This lovely extended true bungalow has so much to offer a wide variety of potential buyers.

Should you require a larger home, (subject to the correct permissions) there is so much you could do here.

Once inside you will find an entrance porch, hallway, spacious lounge with feature fireplace, open plan dining & kitchen. Two double bedrooms and a modern shower room.

Outside are gardens to the front, side and rear. The gardens are the real surprise here, they are such a good size. Laid to lawn with well stocked mature bushes and shrubs.

The driveway parking gives off street parking and double opening wooden gates lead you to the detached garage.

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.

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Entrance Porch

Front door, door into the entrance hallway.

Entrance Hallway

Doors to all rooms.

Lounge

14'7 x 12 (4.45m x 3.66m)
Window to the front elevation with views over the garden. Feature fireplace.

Dining Room

9 x 9'1 (2.74m x 2.77m)
This space is open to the kitchen and could easily be opened fully to provide a fantastic sized dining kitchen.

Kitchen

9'2 x 9'1 (2.79m x 2.77m)
Window to the rear elevation with views over the garden. Fitted kitchen with coordinating worksurfaces, stainless steel sink unit, plumbing for washing machine. Space for electric cooker.

Bedroom One

12'5 x 11'10 (3.78m x 3.61m)
Window to the rear elevation with pleasant views over the garden.

Bedroom Two

11'9 x 9'1 (3.58m x 2.77m)
Window to the front elevation.

Bathroom

6'2 x 5'4 (1.88m x 1.63m)
Opaque window to the side elevation, Suite comprising of a bath with shower over, vanity unit with hand wash basin, low level w.c.

Externally

Gardens fronted with a side driveway leading to double wooden gates. To the rear is a large garden laid to lawn with full well stocked beds, patio area and a detached garage.

This lovely bungalow sits proudly within a large plot, what would you do with the space?

Additional Information

Tenure: Freehold
EPC Rating: D - 66 - 81
Council Tax Band: C





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	81

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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