



30 Cumberland Avenue, Dukinfield, SK16 5JB

Offers Over £275,000

Welcome to Cumberland Ave! This beautifully presented bungalow has so much to offer, thoughtfully extended and with a good sized garden. There is something for everyone here.

Set back from this quiet part of the close, the bungalow is approached via a good sized driveway accessed through double opening wrought iron gates. Once inside you are welcomed in through the entrance hallway, there is a good sized lounge with feature fireplaces, an extended modern dining kitchen, a stylish shower room, two double bedrooms, the second having a staircase rising to a useful loft room. Around to the rear is a pleasant enclosed low maintenance garden complete with patio area.

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.

There is Gorse Hall which offers acres and acres of beautiful woodland walks and views for those looking to take in the nearby green spaces.

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, Dukinfield, SK16 5JB

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Entrance Hallway

A composite front door leads you into the bright and welcoming entrance hallway, wood laminate flooring, doors to rooms.

Lounge

14'6 x 11'10

Bay window with deep sill overlooking the front garden, inset living flame gas fire.

Dining Kitchen

17'5 x 8'11 (5.31m x 2.72m)

Windows to both the front and rear elevations, back door leading out to the garden. Fitted with a comprehensive range of modern floor and wall mounted units with coordinating work surfaces and matching breakfast bar. Stainless steel sink unit with matching drainer and swan neck mixer tap over. Built in electric oven, hob and extractor fan above. Integrated fridge freezer, space and plumbing for a washing machine. Laminate flooring and downlights.

Master Bedroom

12'5 x 11'10 (3.78m x 3.61m)

Windows and double opening French doors leading out to the garden, imagine your morning coffee sitting here?

Shower Room

Opaque window to the side elevation, stylish suite comprising of an enclosed shower cubicle with mains fed shower, low level w.c and hand wash basin built into a high gloss vanity unit. Tiled walls and floor, heated towel rail.

Bedroom Two

11'8 x 8'11 (3.56m x 2.72m)

Bay window with deep sill to the front elevation, stairs rising to the loft room with useful under stairs storage cupboard.

Loft Room

10'1 x 8'11 (3.07m x 2.72m)

Window to the side elevation with a pleasant outlook. Door to a good sized eaves storage space that also houses the wall mounted gas central heating boiler.

Externally

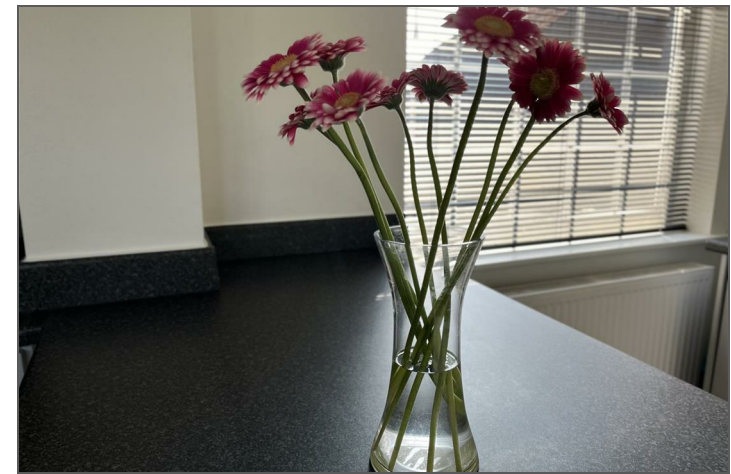
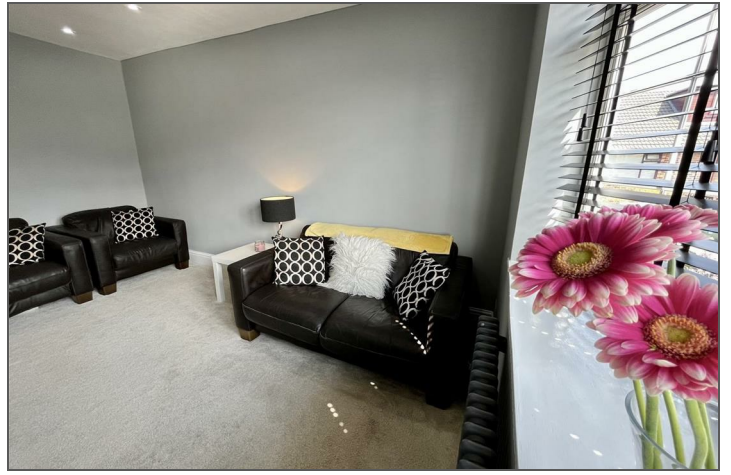
Sit proudly in this lovely sized plot, the bungalow has an ornate and low maintenance front garden. Double opening wrought iron gates open up to the block paved driveway. Around to the rear is a beautiful enclosed sunny garden. Complete with patio area, this is a lovely place to sit with a cool drink in the summer months.

Additional Information

Tenure: Freehold

EPC: D - 66 - 85

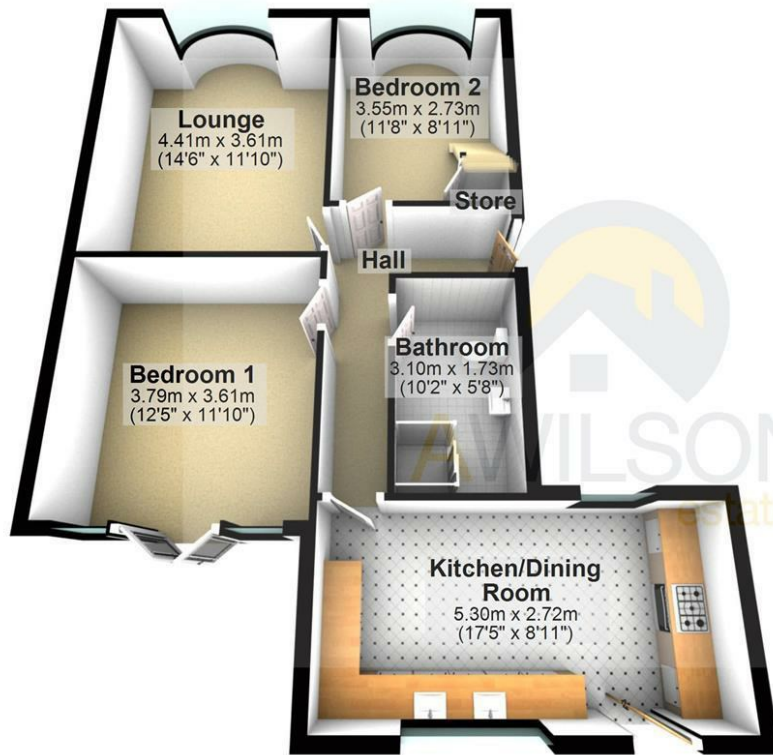
Council Tax Band: C





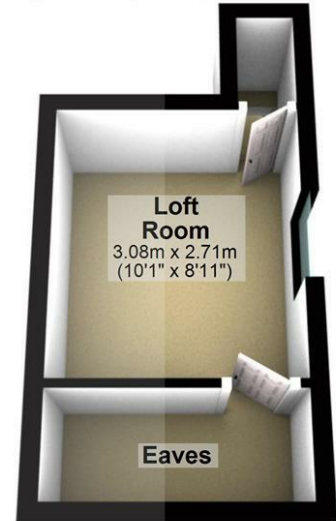
Ground Floor

Approx. 67.6 sq. metres (727.6 sq. feet)



First Floor

Approx. 12.5 sq. metres (134.1 sq. feet)



Total area: approx. 80.1 sq. metres (861.7 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			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(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			85
(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.

122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 Sales 0161 303 0778 Email: info@awilsonestates.com www.awilsonestates.com