

## 294 Cheetham Hill Road, Dukinfield, SK16 5JZ

**£330,000**

This immaculate four-bedroom semi-detached property on Cheetham Hill Road, Dukinfield, comes to the market boasting a stylish and modern living space following extensive renovations by the current owners.

The ground floor features a spacious open-plan layout, combining a lounge, dining area, and a contemporary kitchen, ideal for family life and entertaining. A bright conservatory extends the living space, whilst a generous double bedroom with an en suite bathroom provides a great guest bedroom, or teenagers hideaway!

Upstairs, you'll find three well-sized bedrooms, all fitted with white high gloss wardrobes for ample storage, alongside a family shower room. Outside, a driveway to the front offers ample secure parking, whilst the landscaped rear garden has been designed to be a perfect sun trap, with a large composite decked area, an indian stone flagged patio, and an area laid with artificial lawn. A summer house in the garden is used as a gym by the current owners but could be used in any number of ways - a home office, a garden room or even a bar - how would you use this space?

Nearby amenities include the Active iTRAIN gym, a Co-op store, and a chemist, plus larger supermarkets. Those with children of a school age can take advantage of being

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## Entrance Hallway

Double glazed window to side elevation. Stairs leading to first floor. Under stairs storage cupboard. Part glazed door leading to lounge.

## Lounge

12'0" x 12'0" (3.66m x 3.66m)

Double glazed window to front elevation. Feature inset living flame effect electric fire. Open plan archway to:

## Dining Room

15'11" x 11'0" (4.85m x 3.35m)

Double doors opening out onto rear garden. Vertical radiator. Light fitting. Open plan to:

## Kitchen

7'8" x 15'1" (2.34m x 4.60m)

A Wren kitchen comprising of a matching range of base and eye level white gloss units with worktop space over, 1+1/2 bowl composite sink with drainer and instant boiling water tap. Integrated fridge/freezer and slimline dishwasher. Plumbing for automatic washing machine. Built in electric oven with four ring induction hob with extractor hood over. Built in microwave. Double glazed window to rear elevation. Spotlights to ceiling.

## Conservatory

Double glazed windows to rear elevation. Glazed door leading out onto composite decking. Recently installed powder-coated aluminium conservatory roof ensuring that this room remains cool in the summer months and warm in the winter making it a fabulous space to enjoy the last of the evening sun all year round. Door leading to:

## Bedroom 4

13'3" x 8'8" (4.04m x 2.64m)

Double glazed window to rear elevation. Radiator. Ceiling light. Door to:

## En Suite Bathroom

Fitted with a white three piece suite comprising of a panelled bath with shower head, low level flush wc and hand wash basin. Double glazed window with privacy glass to front elevation. Chrome heated towel rail.

## Landing

uPVC double glazed window to side elevation.

## Bedroom 1

12'0" x 12'0" (3.67m x 3.66m)

uPVC double glazed window to front elevation. White high gloss fitted wardrobes. Laminate flooring. Radiator. Ceiling light.

## Bedroom 2

11'5" x 10'0" (3.48m x 3.05m)

uPVC double glazed window to rear elevation. White high gloss fitted wardrobes. Laminate flooring. Radiator. Ceiling light.

## Bedroom 3

7'8" x 7'4" (2.34m x 2.24m)

uPVC double glazed window to rear elevation. White high gloss fitted wardrobes. Laminate flooring. Radiator. Ceiling light.

## Shower Room

Fitted with three piece suite comprising of shower cubicle with mains fed shower, low level flush wc, and hand wash basin with vanity unit. Chrome heated towel rail. uPVC double glazed window to side elevation with privacy glass.

## Externally

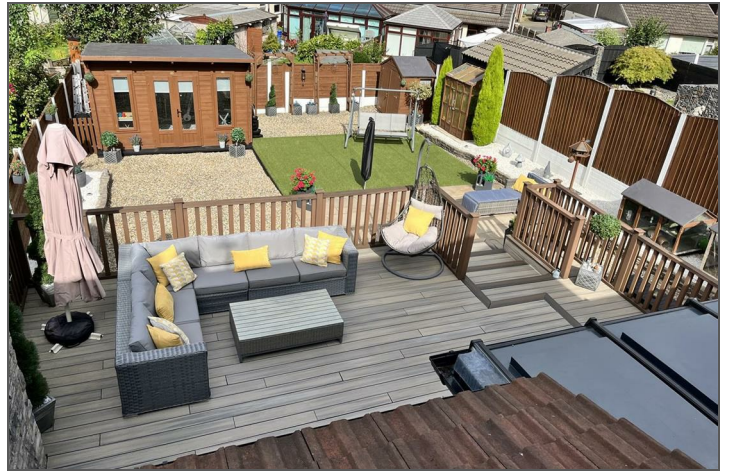
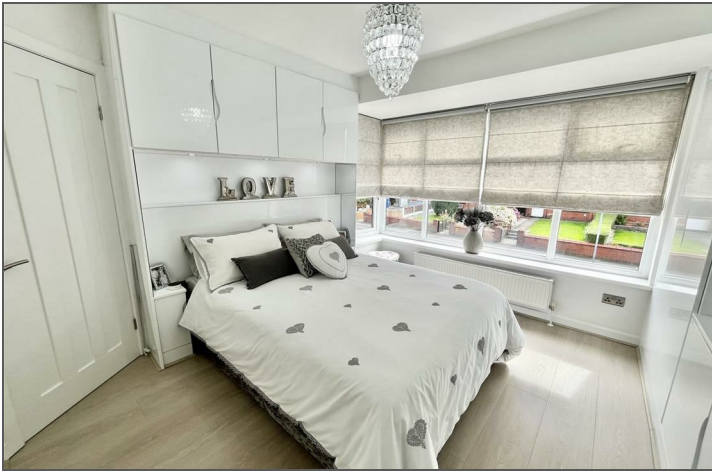
A driveway to the front offers ample secure parking, whilst to the rear there is a landscaped low maintenance garden which has been designed to really make the most of the sun, with a large composite decked area, an indian stone flagged patio, and an area laid with artificial lawn. A summer house in the garden is used as a gym by the current owners but could be used in any number of ways - a home office, a garden room or even a bar. A stone built outhouse provides storage for all of your essential gardening tools.

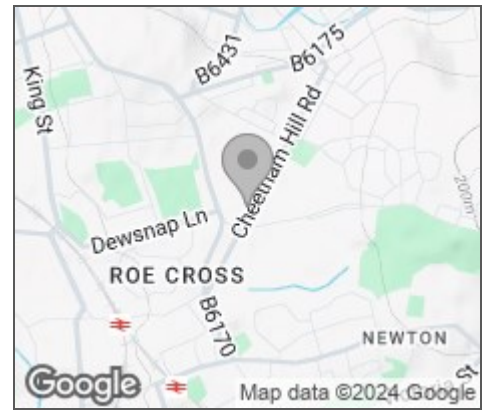
## Additional Information

Tenure: Freehold

Epc Rating: D

Council Tax Band: B





## 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	73

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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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