



1 Ralphs Lane, Dukinfield, SK16 4UZ

Offers In The Region Of £595,000

A Wilson Estates are delighted to bring to the market this stunning executive detached family home.

Occupying a prominent position and set in large landscaped grounds, this imposing dwelling has so much to offer.

The property itself boasts very spacious accommodation, with a separate lounge and dining room, family kitchen, utility room and WC, FIVE double bedrooms (the master having a full en-suite bathroom), family bathroom and a very spacious conservatory.

Externally there is driveway parking for up to eight cars and fantastic large gardens both to the front and rear.

The property is situated on a beautiful private lane giving an exclusive feel to the locality. Who has driven past this lane with no idea this fabulous house was even there?
We have!

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, Dukinfield, SK16 4UZ

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Entrance Hallway

Composite double glazed door to front elevation, built in cloak room.

Lounge

uPVC double glazed bay windows to front elevation and uPVC double glazed window to side elevation.

Dining Room

uPVC double glazed window to side elevation and sliding patio doors to rear elevation, laminate flooring.

Kitchen

uPVC double glazed window to rear elevation. Fitted wall and base units with coordinating work surfaces. Composite one and a half bowl sink with mixer tap. Integrated electric oven and gas hob with extractor over. Integrated fridge, freezer, dishwasher, and microwave. Lighting, radiator, and laminate flooring.

Utility Room

uPVC double glazed window and door to side elevation. Fitted base unit with coordinating work surfaces. Stainless steel single sink unit with mixer tap. Lighting, radiator, and tiled flooring.

Downstairs WC

uPVC double glazed window to side elevation. Low level WC and hand wash basin with vanity unit. Part tiled walls, lighting, radiator, and tiled flooring.

Internal Hallway

Leading from the dining area to the ground floor bedrooms. Lighting, carpet, and built in storage cupboard.

Bedroom Two

uPVC double glazed window to front elevation. Lighting, radiator and carpet.

Bedroom Three

uPVC double glazed window to front elevation. Lighting, radiator, carpet, and built in storage cupboard.

Stairs and Landing

Wooden handrail and balustrades. Lighting, carpet, loft access, and built in storage cupboard.

Bathroom

uPVC double glazed window to side elevation. Three piece bathroom suite comprising low-level WC, hand wash basin with vanity unit, and panelled bath with mains fed shower over. Fully tiled walls, heated towel rail, lighting, and tiled flooring.

Bedroom One

uPVC double glazed windows to rear and side elevations. Lighting, radiators, and carpet.

En Suite

uPVC double glazed window to side elevation. Three piece bathroom suite comprising low-level WC, hand wash basin with vanity unit, and enclosed shower cubicle with mains fed shower over. Fully tiled walls, heated towel rail, lighting, extractor fan, and tiled flooring.

Bedroom Three

uPVC double glazed window to front elevation. Lighting, radiator, and carpet.

Bedroom Four

uPVC double glazed window to front elevation. Lighting, radiator, and carpet.

Conservatory

uPVC double glazed windows to side and rear elevations. uPVC double glazed doors to rear elevation. Lighting, radiator, and laminate flooring.

Externally

Set on a private road occupying an imposing corner plot. To the front is gated driveway parking for up to 8 cars. There are extensive gardens to the front with well established trees and shrubbery and lawn. The rear has a large garden with a lawn, patio area and a shed. A gardener is contracted to maintain the grounds at no extra charge.

Additional Information

Tenure: Freehold
Council Tax Band : F
EPC Rating: C

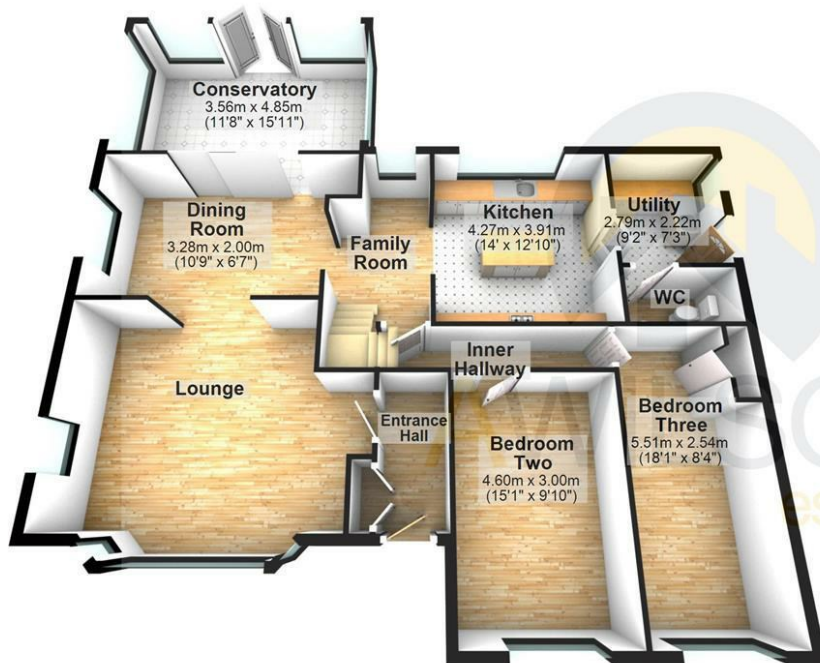
****This property is currently in the process of having a new kitchen fitted, if you want to get in at this point and choose your fittings, get in touch!****

Tel: 0161 303 0778





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		
(21-38) 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		
(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.

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