



## 14 Sheldrake Close, Dukinfield, SK16 5QG

**£415,000**

Welcome to this stunning property located in the sought-after area of Sheldrake Close, Dukinfield. This beautifully presented detached house boasts not only three reception rooms, but also four spacious bedrooms, a family bathroom PLUS en-suite shower room off the master, providing ample space for a growing family and or those who love to entertain guests.

One of the many highlights of this property is the conservatory with bifold doors, allowing natural light to flood in and creating a seamless flow between the indoor and outdoor spaces. Imagine enjoying your morning coffee in this fabulous space or hosting dinner parties with a view of the garden.

The modern kitchen and bathrooms are sure to impress, offering both luxury but also functionality for everyday living. Whether you need practical space for children or unwinding in the dual ended bath, this lovely home has something just for you.

The gardens are landscaped and jam packed with a wide variety of mature shrubs, bushes and ever greens for all year round colour.



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## Entrance Hallway

Turning staircase with half landing rising to the first floor, doors to downstairs rooms and also a courtesy door into the garage. There is also a useful under stairs storage space.

## Downstairs W.C

Opaque window to the front elevation, low level w.c & hand wash basin.

## Lounge

12'10 x 11'1 (3.91m x 3.38m)

Window to the front elevation with views over the garden. Wall mounted electric fire, open to the dining space. There is modern Karndean flooring throughout the whole of the downstairs.

## Dining Room

10'10 x 8'10 (3.30m x 2.69m)

Sliding doors into the conservatory. Also a door leading from the kitchen.

## Dining Kitchen

12 x 8'9 (3.66m x 2.67m)

A 'Rock' back door leads you out to the garden, window with views over the garden. Fitted with a stylish range of modern high gloss floor and wall mounted units with plenty of smart storage ideas & coordinating work surfaces over. This was refitted in recent years, yet still feels very new! Resin sink and drainer with swan neck mixer tap over. NEFF appliances include an electric oven, microwave oven, induction hob with extractor fan above, fridge and freezer and a dishwasher. There is also a matching glass covered seating area, ideal for eating or additional work surface. There are some great lighting options here,. Door into the dining area.

## Conservatory

10 x 8'9 (3.05m x 2.67m)

This space has a more solid feeling than your regular conservatory, this is definitely an 'all year round' room, certainly not just for summer. The bifold doors open up onto the garden, bringing the outdoors in.

## Stairs & Landing

Doors to all rooms, access to the loft and a linen store.

## Master Bedroom

12'8 x 9'11 (3.86m x 3.02m)

Window to the front elevation, and a good range of fitted wardrobes complete this space.

## En-Suite Shower Room

Opaque window to the side elevation. Enclosed shower cubicle, low level w.c and hand wash basin, heated towel rail.

## Bedroom Two

12'6 max x 8'11 (3.81m max x 2.72m)

Window to the rear elevation with pleasant views over the garden.

## Bedroom Three

10'3 x 7'10 (3.12m x 2.39m)

Window to the front elevation.

## Bedroom Four

9 x 7'2 (2.74m x 2.18m)

Window to the rear elevation, fitted with a range of wardrobes and matching desk/dressing table and drawers.

## Family Bathroom

Opaque window to the rear elevation. Suite comprising a dual ended bath, low level w.c and hand wash basin, heated towel rail, tiled floor and walls.

## Externally

Set back from the road in this quiet cul-de-sac, the house stands in a lovely but manageable sized plot. The gardens have been lovingly tended over the years and have well stocked borders. There are paved seating areas plus a fountain water feature. The current owners advise us that this most lovely of gardens is a south facing garden, sunny spot and perfect for the sun worshipper!

## Additional Information

Tenure: Freehold

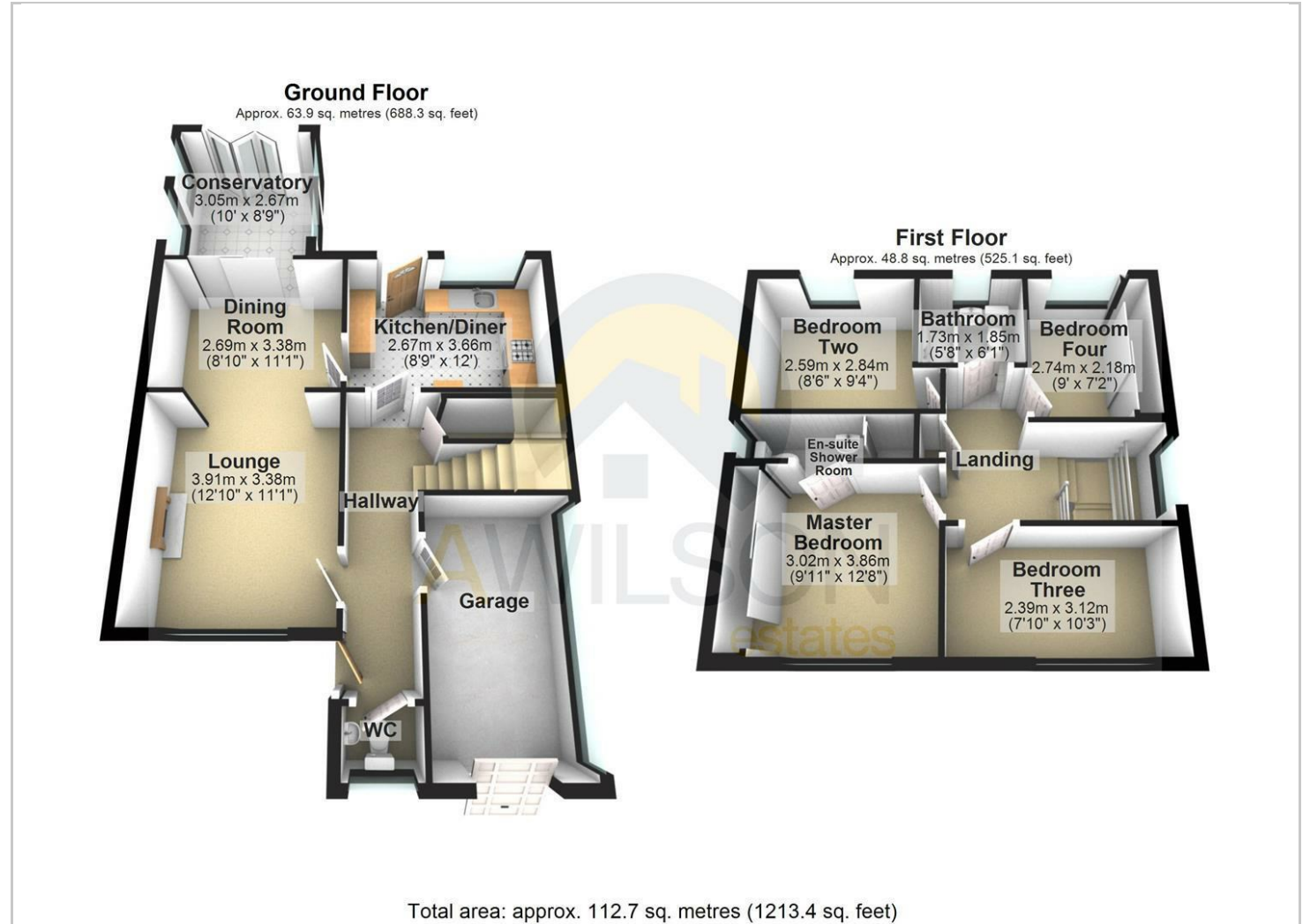
EPC: TBC

Council Tax Band: E









## 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	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>	(81-91) <b>B</b>			(92 plus) <b>A</b>	(81-91) <b>B</b>		
(69-80) <b>C</b>	(55-68) <b>D</b>			(69-80) <b>C</b>	(55-68) <b>D</b>		
(39-54) <b>E</b>	(21-58) <b>F</b>			(39-54) <b>E</b>	(21-58) <b>F</b>		
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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