



1 Priory Close, Dukinfield, SK16 5RW

£335,000

A Wilson Estates are delighted to offer for sale this Four Bedroom detached family home. The property is situated on a quiet cul-de-sac accessed via Westminster Way on the Richmond Park estate - a highly sought after development in Dukinfield.

The corner plot offers a spacious layout, and once inside you will find an entrance hall, downstairs w.c, spacious lounge, separate dining room, modern extended breakfast kitchen, conservatory, and the fourth bedroom (converted from the garage). Upstairs are a further three bedrooms and a family bathroom.

Externally the property benefits from driveway parking with space for two vehicles and a front garden laid to lawn. Around to the rear is a good sized enclosed garden complete with paved patio.

Those with children of a school age can utilise several local schools from St Marys Catholic Primary School, St Johns Primary School, Broadbent Fold, Rayner Stephens and All Saints to name a few.

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Entrance Hallway

Doors into the w.c, and lounge.

Downstairs W.C

Opaque window to the front elevation. Low level w.c and hand wash basin.

Lounge

Bay window to the front elevation. Stairs rising to the first floor, feature fireplace. Double opening doors into the dining room.

Dining Room

French doors into the conservatory, door into the kitchen.

Breakfast Kitchen

Two windows looking out over the garden, back door, pantry and under stairs storage cupboard. Fitted with a comprehensive range of modern floor and wall mounted units with glass display cabinet and matching work surfaces over. There are a range of appliances that include full length fridge and freezer, microwave, double electric oven, five ring gas hob, dishwasher & washing machine! Just plug your kettle in and you are good to go!

Conservatory

Windows & French doors leading out to the garden,

Bedroom Four

Window to the front elevation.

Stairs & Landing

Window to the side elevation, doors to bedrooms and family bathroom.

Bedroom One

Window to the front elevation.

Bedroom Two

Window to the rear elevation with views over the garden.

Bedroom Three

Window to the front elevation, currently used as a dressing room, but will easily convert back to a bedroom if needed.

Family Bathroom

Opaque window to the rear elevation. Suite comprising of a panel bath with glass screen and electric shower over, low level w.c and hand wash basin.

Externally

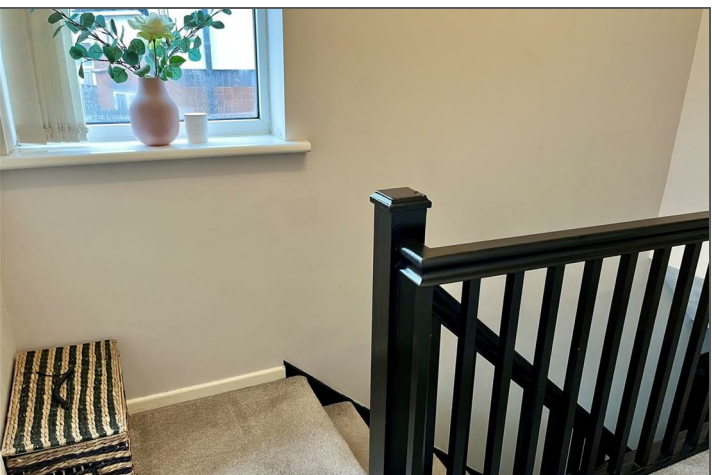
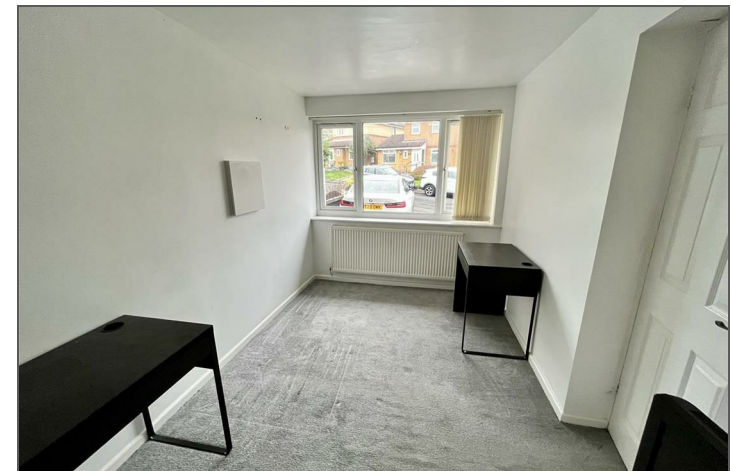
There are good sized gardens to the front, side and rear. The rear having a paved patio off the conservatory. To the front is a driveway giving parking for two vehicles.

Additional Information

Tenure: Freehold (this should be verified by your legal representative)

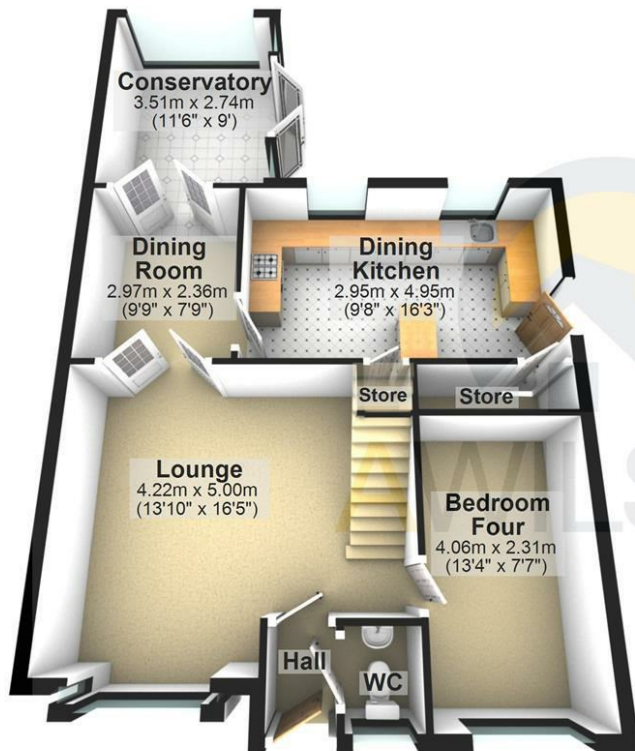
EPC: D

Council Tax Band: D





Ground Floor



First Floor



Total area: approx. 106.0 sq. metres (1141.0 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		
(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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