



294 Birch Lane, Dukinfield, SK16 5AZ

Offers Over £274,000

Welcome to Birch Lane! What a fantastic family home. This well presented property has so much to offer. Not to mention the large sunny garden to the rear. Perfect for the children to play in, in the summer months.

Once inside you will find an entrance vestibule, downstairs w.c and hallway. Two good sized reception rooms and a stylish fitted kitchen.

Upstairs are three bedrooms, a family bathroom and a separate w.c.

Outside there is driveway parking, a very useful outbuilding that is currently used as extra storage/gym plus a separate utility room. What would you do with 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 within walking distance of a number of schools, including St Marys Primary School, St Johns Primary School, All Saints Catholic College and Rayner Stephens High School.

If you are looking to commute there are three train stations within a mile of the property, each offering regular services to Manchester City Centre and beyond, whilst access to the M67 and M60 motorways can be found a short drive away.

Whether you are a couple, a growing family, or looking to downsize without compromising on living space and comfort, this beautifully presented home really is sure to appeal to everyone. Call us today to arrange a mutually convenient viewing appointment!

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Entrance Porch

Front door, door into the downstairs W.C.

WC

Window to the side elevation, window to front elevation, low level w.c and hand wash basin.

Hallway

Spacious hallway with oak flooring, turning stairs rising to the first floor, door to the reception rooms.

Kitchen

12'0" x 8'8" (3.66m x 2.64m)

Modern kitchen fitted with a matching range of attractive base and eye level units with coordinating worktop space over, sink with draining board, integrated dishwasher, space for fridge and freezer, window to rear with views over the garden, back door.

Dining Room

9'10" x 11'11" (3.00m x 3.63m)

Bay window to front elevation, oak flooring, open to the lounge area.

Lounge

13'5" x 11'11" (4.09m x 3.63m)

Window & door to the rear elevation, feature fireplace, oak flooring.

Stairs & Landing

Turning staircase, window to the side elevation, doors to bedrooms, and bathroom.

Bedroom One

13'5" x 11'11" (4.09m x 3.63m)

Window to rear with pleasant views over the garden, fitted with a comprehensive range of built in wardrobes.

Bedroom Two

9'11" x 11'10" (3.02m x 3.61m)

Window to the front elevation.

Bedroom Three

6'10" x 8'11" (2.08m x 2.72m)

Window to the rear elevation with views over the garden.

Bathroom

Two piece comprising deep bath and wash hand basin, tiled walls, opaque window to side, heated towel rail.

WC

Low level W.C.

Externally

Standing proudly in a good sized plot and is approached by a driveway giving plenty of road parking. There is a large outside storage space & utility room, whilst around to the rear is a fabulous garden! With a deck, lawn, and a further patio area. What a great space for summer BBQ's and for children to play.

Outside Storage

Currently used for storage and a home gym, this useful space could be used for whatever you may need! Door into the utility area.

Utility Area

5'9" x 7'5" (1.75m x 2.26m)

Plumbed for washing machine and space for dryer.

Additional Information

Tenure: Freehold

EPC Rating: C

Council Tax Band: C





Ground Floor Plus Outbuilding



First Floor



Total area: approx. 97.4 sq. metres (1048.8 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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