

9 Victoria Mews, Dukinfield, SK16 4XU

£250,000

Victoria Mews has so much to offer, could this be your new family home? Beautifully presented throughout, and has a lovely rear garden. Book a viewing and see for yourself.

Once inside, you are welcomed through the entrance vestibule and into the lounge, the dining kitchen that opens to the conservatory/family room makes this space the perfect room for entertaining guests, and for family dinners.

Upstairs are three bedrooms and a modern family bathroom.

Outside is a cobble stone frontage leading to the front door, a driveway to the side and a good sized enclosed rear garden.

The locality is convenient for local amenities such as independent local shops, chemist, bakery as well as larger supermarket, gymnasium to name a few.

Those with children of a school age can utilise several schools from St Marys, Ravensfield, Yew Tree, St Johns Primary plus All Saints, Rayner Stephens High.

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Entrance Vestibule

Front door, cloaks area and door into the lounge.

Lounge

15'4" x 18'0" (4.68m x 5.48m)

Window to the front elevation, open stairs rising to the first floor. Door into the dining kitchen.

Dining Kitchen

8'8" x 14'6" (2.64m x 4.42m)

Useful under stairs storage space. This is the heart of the home! A lovely space for family life to take place, the kitchen area is fitted with a range of floor and wall mounted units with coordinating work surfaces over. Integrated oven, hob and extractor fan above, space and plumbing for dishwasher and washing machine, space for fridge freezer. Open to the conservatory/family room.

Family Room/Conservatory

Windows & double opening French doors leading out to the garden. This space is currently used as a family room for the children, but would also be perfect as a peaceful place to sit with a pleasant outlook over the garden,

Stairs & Landing

Linen store, doors to bedrooms and bathroom.

Bedroom One

12'2" x 7'7" (3.71m x 2.31m)

Window to the rear elevation with views over the garden.

Bedroom Two

11'7" x 7'8" (3.53m x 2.34m)

Window to the front elevation.

Bedroom Three

9'0" x 6'8" (2.74m x 2.03m)

Window to the rear elevation.

Family Bathroom

Opaque window to the rear elevation, suite comprising of a panel bath with shower over, low level w.c, hand wash basin built into a vanity unit.

Externally

The front of the property is approached by a stone cobbled area, to the side is a driveway giving off street parking for two vehicles. Around to the rear is a pleasant enclosed garden with a lawn and patio area. Ideal for children to play, or to sit with a drink in the warmer weather.

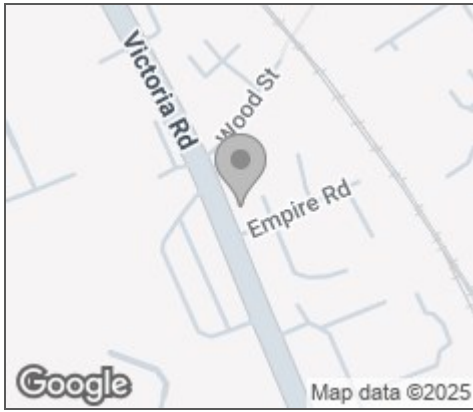
Additional Information

Tenure: Freehold

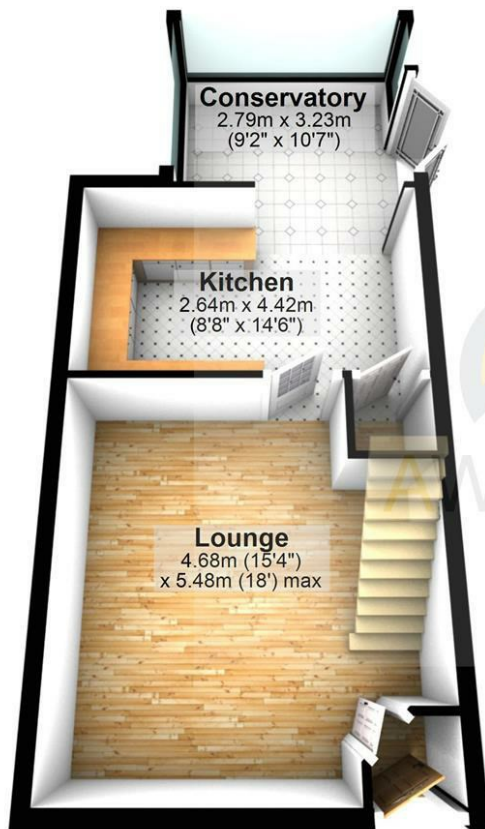
EPC Rating: D

Council Tax Band:





Ground Floor



First Floor



Total area: approx. 74.4 sq. metres (801.2 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	

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