



11 Arley Close, Dukinfield, SK16 5RB

Offers Over £525,000

This stunning home on Arley Close, situated in the highly sought after Richmond Park estate in Dukinfield, offers an incredible opportunity for a new family to create lasting memories. Boasting almost 2,000 square feet of living space, this beautifully maintained property sits on one of the estate's most desirable plots, featuring substantial front and rear gardens, plus ample driveway parking.

As you step through the front door you are welcomed into an entrance hall leading to a spacious lounge. An impressive open plan kitchen diner provides a fantastic space for family meal times, and leads through to a conservatory. When the doors are opened up this becomes the perfect place for parties and entertaining! A downstairs wc and utility room are useful additions to the floor plan, whilst the double garage provides plentiful storage options and perhaps scope to extend the living space in future? Upstairs, the master bedroom benefits from an en suite shower room, there are also three additional well proportioned bedrooms and a family bathroom.

The home benefits from excellent road links to nearby towns and motorway connections. For commuters, Hyde North and Flowery Field train stations are just a short distance away, providing frequent services into Manchester City Centre and beyond.

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Hallway

Stairs leading to first floor. Double doors to:

Lounge

17'11" x 11'7" (5.45m x 3.54m)

Bay window to front elevation. Feature gas fireplace. Fitted carpet. Radiator. Ceiling light. Double doors leading to:

Kitchen

9'4" x 17'3" (2.85m x 5.25m)

Fitted with a matching range of base and eye level units with coordinating worktop space over. One and a half bowl stainless steel sink with single drainer and mixer tap. Eye level built in double over. Four ring gas hob with extractor hood over. Double glazed window to rear elevation. Open Plan to:

Lounge/Dining Room

17'6" x 17'10" (5.34m x 5.43m)

A fabulous space! Currently used as a dining room, this spacious room could easily accommodate a sofa in addition to a dining table to make it a flexible space perfect for family living! Double glazed window to rear elevation. Sliding doors leading to rear garden. Laminate flooring. Door to under stairs storage cupboard. Double Doors to:

Conservatory

A bright and airy conservatory installed with self cleaning glass. With double doors leading out into the rear garden this is a fantastic space which can be used all year round.

Utility

9'4" x 5'8" (2.85m x 1.73m)

Plumbed for automatic washing machine. Fitted with base and eye level cupboards with worktop over. Stainless steel sink with mixer tap. Window overlooking conservatory.

WC

low level flush wc and hand wash basin.

Double Garage

Two electric roller doors. Fitted with power and lighting. Boiler. Loft hatch leading to storage area.

Landing

Window to side elevation. Door to:

Master Bedroom

13'11" x 10'3" (4.23m x 3.13m)

Two double glazed windows to front elevation. Comprehensive range of fitted wardrobes. Fitted carpet. Radiator. Ceiling light. Door to:

En-suite

Double glazed window to side elevation. Low level flush and hand wash basin with vanity unit. Walk in shower cubicle. Heated towel rail.

Bedroom 2

8'11" x 10'6" (2.71m x 3.21m)

Double glazed window to rear elevation. Fitted wardrobes. Ceiling light. Fitted carpet. Radiator.

Bedroom 3

11'8" x 6'11" (3.56m x 2.12m)

Double glazed window to rear elevation. Fitted wardrobes. Ceiling light. Fitted carpet. Radiator.

Bedroom 4

13'11" x 7'3" (4.24m x 2.20m)

Double glazed window to front elevation. Fitted wardrobes. Ceiling light. Fitted carpet. Radiator. Door to storage cupboard.

Bathroom

Double glazed window to side elevation. Fitted with three piece suite comprising of panelled bath with glass shower screen and shower over. Hidden cistern wc and hand wash basin with built in vanity unit. Spotlights to ceiling. Heated towel rail.

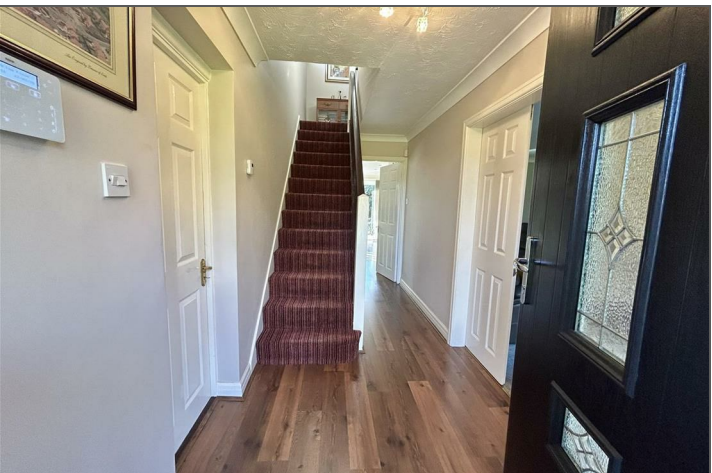
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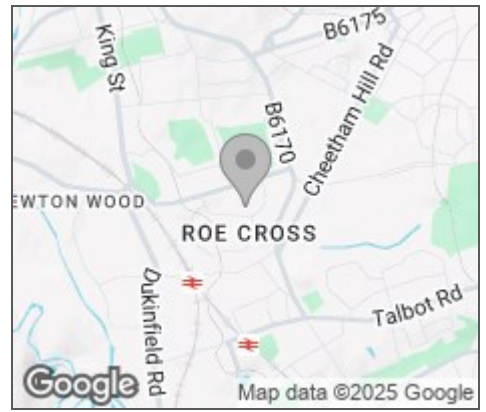
Sweeping driveway to front providing off road parking for multiple vehicles. Large front lawn with planted borders. To the rear there is a private enclosed rear garden mainly laid to lawn with mature planted borders, with a further patio area ideal for sitting with a drink in hand during those summer months.

Additional Information

Tenure: Freehold
EPC Rating: TBC
Council Tax Band: E

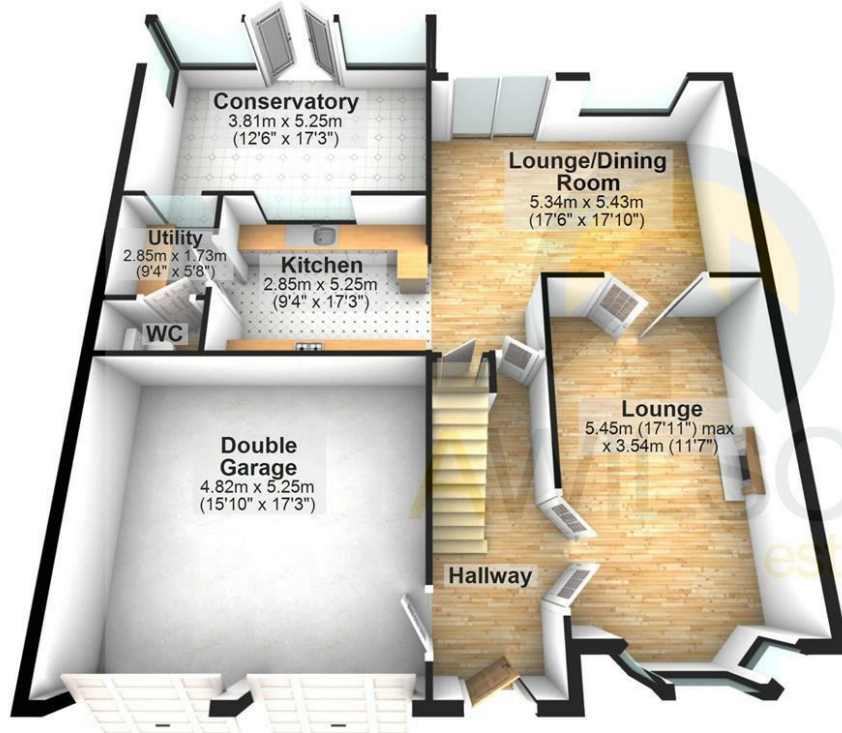
Tel: 0161 303 0778





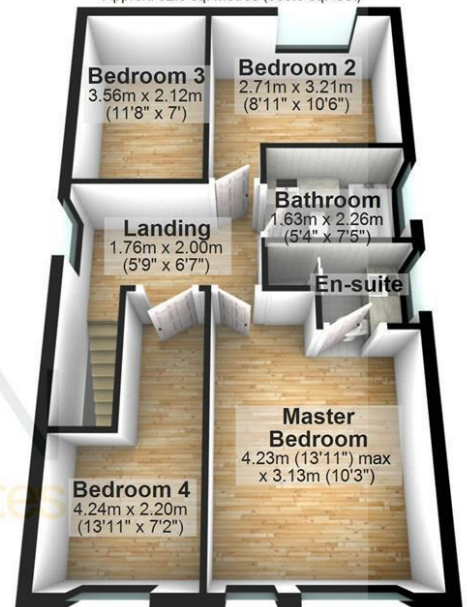
Ground Floor

Approx. 122.5 sq. metres (1318.6 sq. feet)



First Floor

Approx. 52.5 sq. metres (565.5 sq. feet)



Total area: approx. 175.0 sq. metres (1884.1 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		

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		

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