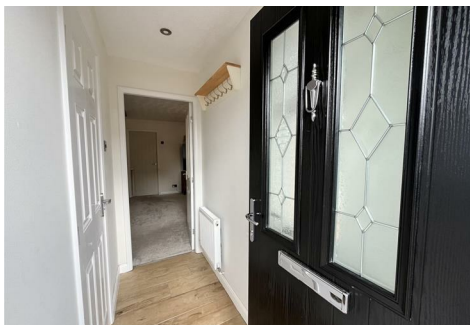




18 Fountains Walk, Dukinfield, SK16 5RH

£315,000

A Wilson Estates are delighted to bring to the market this beautifully presented three bedroom detached home - ready to move into and perfect for family living. Over the past year the property has been tastefully upgraded, including the installation of a new fitted kitchen, a new family bathroom, and a brand new conservatory with a solid roof.

Stepping through the front door you are welcomed into an entrance vestibule with a convenient downstairs WC. The spacious lounge benefits from dual aspect windows, creating a space that is full of natural light. The stylish kitchen/diner, decorated in modern neutral tones, offers the perfect space for family meals and entertaining, and leads through to the conservatory, complete with solid roof - it could be used as a second lounge, a home office or even a childrens play room - how would you use this versatile space?

The first floor boasts two double bedrooms, a single bedroom, and a modern family bathroom.

Outside the home is garden fronted with a long driveway leading to a detached garage fitted with lighting and power. The private enclosed rear garden offers a great outdoor space to enjoy throughout the warmer months.

With the size of the plot there is potential to extend to the side (subject to planning permission), meaning this is a home that can grow with you, making it the perfect long term family home.

18 Fountains Walk

Richmond Park, Dukinfield, SK16 5RH

£315,000



Entrance Vestibule

7'0" x 3'1" (2.13m x 0.94m)

Double glazed window to side elevation. Ceiling light.

WC

WC and hand wash basin with vanity unit. Radiator. Double glazed window to side elevation. Ceiling light.

Lounge

16'2" x 14'10" (4.93m x 4.52m)

Double glazed window to front elevation. Double glazed window to side elevation. Gas fireplace. Radiator. Stairs leading to first floor. Door leading to:

Kitchen

8'5" x 14'10" (2.57m x 4.52m)

Completely refitted in 2024 - a modern bright kitchen featuring a matching range of base and eye level units with worktop space over. Inset sink with mixer tap over. Built in electric oven with four ring gas hob. Space for automatic washing machine. Space for fridge freezer. Radiator. Under stairs storage cupboard. Double glazed window to rear. Door leading to:

Conservatory

A newly constructed conservatory complete with solid roof. Double glazed windows. Radiator. Double doors leading out into rear garden.

Landing

Window to side elevation.

Bedroom 1

13'11" x 8'6" (4.24m x 2.59m)

Double glazed window to front elevation. Radiator. Ceiling light.

Bedroom 2

10'3" x 8'8" (3.12m x 2.63m)

Double glazed window to rear elevation. Radiator. Ceiling light.

Bedroom 3

10'4" x 5'9" (3.15m x 1.75m)

Double glazed window to front elevation. Radiator. Ceiling light. Storage cupboard.

Bathroom

Fitted with a modern three piece suite comprising of panelled bath with glass shower screen and shower over, and low level WC, and hand wash basin with built in vanity unit. Fully tiled walls. Ceiling light. Heated towel rail.

Garage

17'1" x 8'3" (5.21m x 2.51m)

Double glazed window to side, Up and over door. Double glazed window to side. Fitted with electric

Externally

To the front of the property there is a low maintenance garden laid with slate chippings, and a block paved driveway offering ample off road parking leading to the detached garage. To the rear of the property there is a garden mainly laid to lawn, with a decking area perfect for outdoor entertaining.

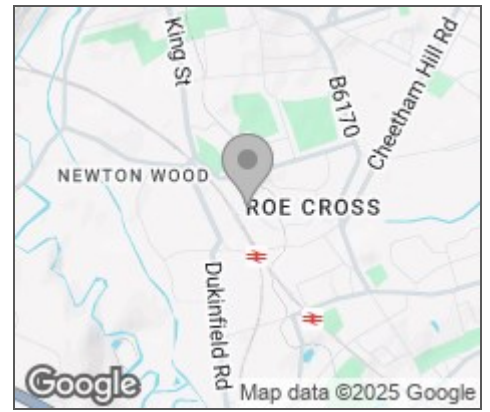
Additional Information

Tenure: Leasehold

EPC Rating: D - 65 - 82

Council Tax Band: D





Ground Floor

Approx. 57.1 sq. metres (614.1 sq. feet)



First Floor

Approx. 34.1 sq. metres (366.6 sq. feet)



Total area: approx. 91.1 sq. metres (980.7 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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