



## 22 Exeter Close, Dukinfield, SK16 5LJ

**Offers Over £220,000**

Are you a first time buyer or looking to downsize to a low maintenance, move in ready home? Then look no further - Exeter Close could be exactly what you've been waiting for!

Tucked away at the head of a quiet cul-de-sac on the ever popular Richmond Park estate, this beautifully presented property comes to market with no onward chain, and boasts a recent renovation. With brand new carpets and a stunning newly fitted kitchen featuring integrated appliances (fridge/freezer, washing machine, oven and hob), there's nothing left to do but unpack and settle in.

Step inside and you're welcomed into a bright entrance vestibule that leads through to a spacious lounge complete with box bay window. To the rear, you'll find a separate dining area with open archway into the modern, stylish new kitchen. Double doors from the dining room lead out into the rear garden.

Upstairs offers two well proportioned bedrooms, including a generous main bedroom, alongside a neutrally decorated three piece family bathroom.

# 22 Exeter Close

, Dukinfield, SK16 5LJ

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## Entrance Vestibule

3'10" x 3'0" (1.17m x 0.91m)  
Window to side, door to:

## Lounge

14'8" x 11'9" (4.47m x 3.58m)  
Box bay window to front elevation. freshly carpeted and newly decorated. Double radiator. Ceiling light. Stairs leading to first floor. Door to:

## Dining Room

10'10" x 5'10" (3.30m x 1.78m)  
Tiled flooring. Double doors to rear opening onto rear garden, Radiator. Ceiling light. Open plan through to kitchen.

## Kitchen

10'10" x 5'7" (3.30m x 1.70m)  
Fitted with a matching range of base and eye level units with worktop space over. Black kitchen sink with draining board and mixer tap. Tiled flooring. Tiled splashbacks. Integrated fridge/freezer and automatic washing machine. Built-in electric oven with four ring halogen hob and pull out extractor hood over. Window to rear elevation.

## Landing

Providing access to all first floor rooms and the loft.

## Bedroom 1

11'4" x 11'9" (3.45m x 3.58m)  
Window to front elevation. Ceiling light. Radiator, Fitted carpet.

## Bedroom 2

10'10" x 6'9" (3.30m x 2.06m)  
Window to rear elevation. Radiator. Fitted carpet. Ceiling light. Double doors to built in storage cupboard.

## Bathroom

7'8" x 4'8" (2.34m x 1.42m)  
Window to rear elevation. Fitted with three piece suite comprising of panelled bath with mains fed shower over, wc, and hand wash basin with vanity unit. Heated towel rail.

## Externally

To the front, the property benefits from driveway parking with paved path leading to front door. To the rear is a private enclosed garden, perfect for enjoying warmer months, with a paved patio and lawned areas - perfect for outdoor entertaining.

## Additional Information

Tenure: Leasehold. 999 year lease from 1995 (£80 per annum)  
EPC Rating: C  
Council Tax Band: B









### Ground Floor

Approx. 29.6 sq. metres (319.1 sq. feet)



### First Floor

Approx. 28.3 sq. metres (304.1 sq. feet)



Total area: approx. 57.9 sq. metres (623.2 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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