



36a Westminster Way, Dukinfield, SK16 5BQ

£365,000

Welcome to The Pines - a beautifully extended, four bedroom detached family home situated on the ever popular Richmond Park estate in Dukinfield. With its impressive frontage and welcoming feel, this home really stands out and is sure to appeal to a whole host of buyers.

Step inside and you're greeted by a practical entrance vestibule - perfect for stashing coats, school bags, and shoes. The lounge is a lovely, light space, and even has a custom built window seat where kids (or pets!) can happily watch the world go by.

To one side of the lounge you will find the fourth bedroom - currently set up as a music room, but just as easily a home office or playroom. Then there's the star of the show: the extended kitchen and dining space at the back. At 25 feet long, it's a fantastic open plan area where family life really happens. Whether it's busy weekday breakfasts or hosting friends for dinner, there's room for it all, and the sliding doors out to the garden make it ideal for summer entertaining.

Upstairs, the main bedroom is a great size with space for wardrobes and its own en suite shower room. Bedroom two is full of character - perfect for older kids or teens, it even has its own staircase leading to a cool mezzanine level. A reading nook? A sleeping space? A hideaway hangout? The choice is yours. Bedroom three is another double

36a Westminster Way

, Dukinfield, SK16 5BQ

£365,000



Property Comprises Of:

Entrance Vestibule

Window to side elevation. Double doors to storage cupboard. Radiator. Door to:

Lounge

14'9" x 17'3" (4.50m x 5.26m)

A bright and spacious room with bay window to front elevation. Custom built window seat. Stairs leading to first floor. Fitted carpet. Feature electric fireplace. Ceiling light. Sliding door to:

Bedroom Four/Play Room

15'3" x 6'11" (4.65m x 2.11m)

Window to front elevation. Double radiator. Fitted carpet. Ceiling light.

Kitchen/Dining Room

9'8" x 25'2" (2.95m x 7.67m)

Two windows to rear elevation. The current kitchen was installed in October 2024 and is fitted with a coordinating range of base and eye level units and breakfast bar with complementing worktop space over. Built in eye level double over. Four ring gas hob with extractor hood over. One and a half bowl sink with mixer tap over. Spotlights to kitchen area. Ceiling light to dining area. Sliding doors leading out to rear garden.

Landing

9'7" x 10'3" (2.92m x 3.13m)

Doors to all bedrooms and bathroom.

Master Bedroom

13'6" x 17'3" (4.11m x 5.26m)

This is a very generous double bedroom which was originally two bedrooms and has been knocked into one by the current owners. For anyone looking to create a fifth bedroom this could be converted back fairly easily. Two windows to front elevation. Radiator. Ceiling lights. Door to en suite.

En-suite

4'6" x 8'0" (1.37m x 2.44m)

Window to side elevation. Fitted with three piece suite comprising of shower cubicle, WC and hand wash basin. Radiator.

Bedroom Two

15'9" x 7'3" (4.80m x 2.21m)

Window to front elevation. A quirky bedroom with stairs leading up to a mezzanine level. With the option of having your bed on the floor, or up on the mezzanine, this is a room that is sure to appeal to children looking for their own little hideaway.

Bedroom Three

8'7" x 10'7" (2.62m x 3.23m)

Window to rear elevation. Fitted carpet. Ceiling light.

Bathroom

8'10" x 14'8" (2.69m x 4.47m)

A beautiful bathroom space measuring almost 15 feet in width. With a freestanding roll top bath sitting on a raised platform, a vanity unit with built in sink, a corner shower cubicle, a WC

and a heated towel rail. Two windows to rear elevation let in plenty of natural light, whilst a vaulted ceiling above the WC and shower area gives an extra feeling of grandeur.

Outside and Gardens

A resin driveway to the front provides off road parking for two vehicles. EV Charge point to front. To the rear there is a good sized garden laid to lawn with further decking areas and a garden room to the top which could make a fantastic summer house, bar or gym.

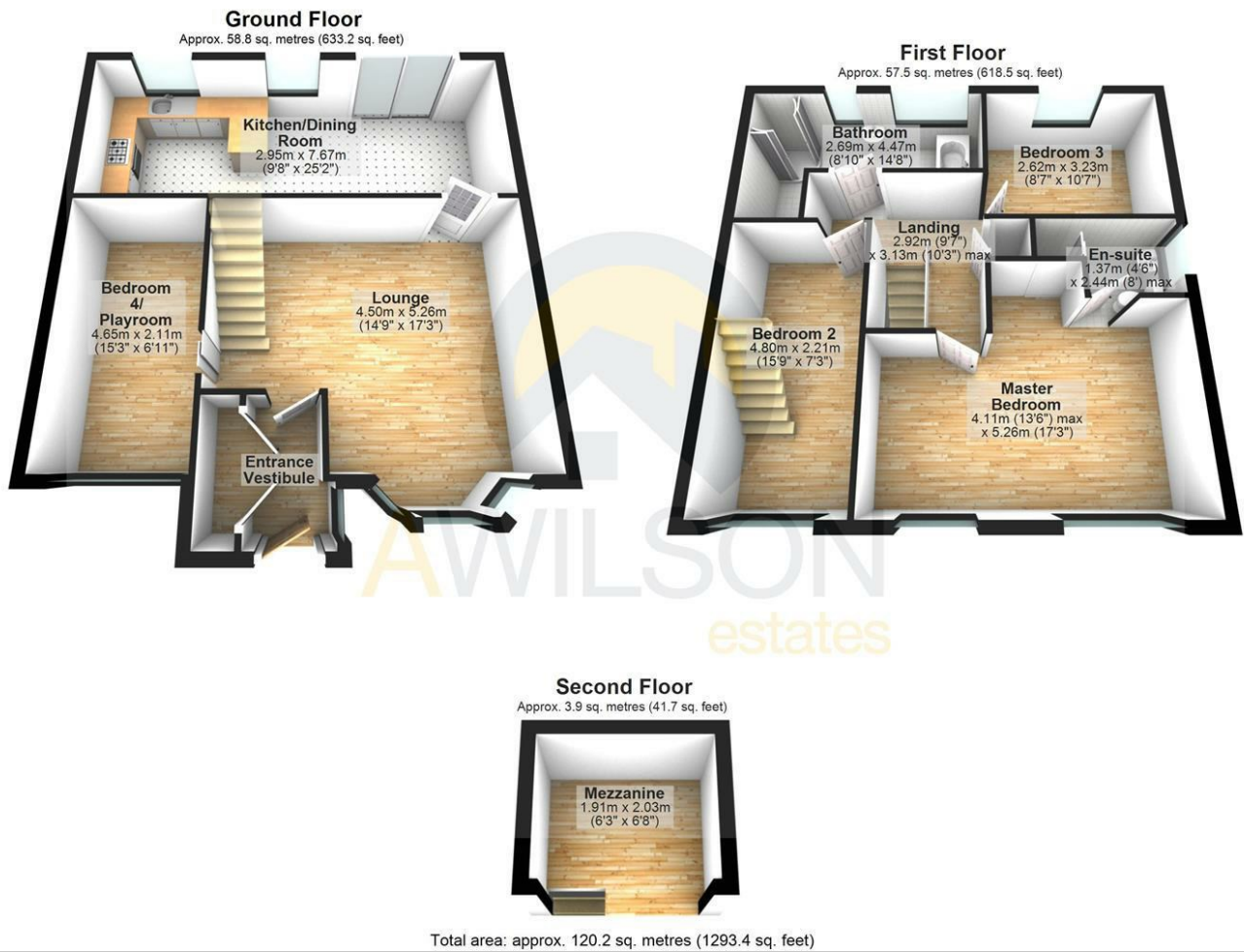
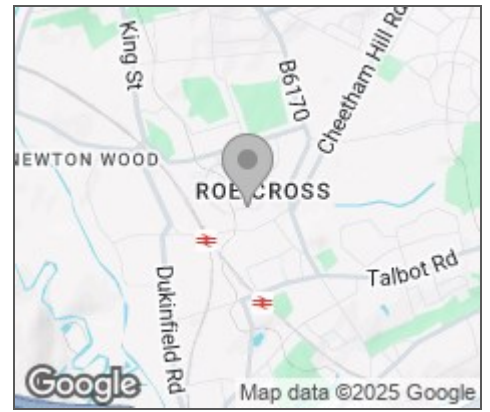
Additional Information

Tenure: Leasehold - 999 year lease. Ground rent £90 per annum

EPC Rating: C

Council Tax Band: D





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.

122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 **Sales** 0161 303 0778 **Email:** info@awilsonestates.com **www.awilsonestates.com**