



4 Pinewood Close, Dukinfield, SK16 4HT

Offers Over £285,000

This four bedroom detached home on Pinewood Close in Dukinfield is an exciting opportunity for cash buyers. Offering almost 1600 square feet of space, it has been in the same family for nearly three decades and is now ready for a new chapter. The property requires cosmetic upgrades and some remedial works, which is why it is available to cash buyers only, but with the right investment it has the potential to become a truly stunning family home.

At the front, the property enjoys a garden with driveway parking leading to the garage. Step inside and you will find a welcoming hallway with a convenient WC. The lounge is spacious and features double doors to the rear which open into the dining room. The kitchen sits just off the dining room to the rear of the house and already provides plenty of workspace, but the layout lends itself perfectly to being opened up into a stylish open plan kitchen and dining area. A separate utility room provides access to the garden and to the garage, which offers plenty of storage but could also be converted into further living space.

On the first floor there are four well proportioned double bedrooms, offering ample space for the whole family, together with a family bathroom.

The rear garden is currently low maintenance, with a paved patio area ideal for outdoor seating. Steps lead down to a further tier which is planted with trees, but this area

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Entrance Hallway

Storage cupboard. Stairs to first floor. Door to:

WC

Window to side elevation. WC and hand wash basin.

Lounge

15'11" x 12'9" (4.85m x 3.89m)

Bow window to front elevation. Feature fireplace. Ceiling light. Double doors to:

Dining Room

12'1" x 12'9" (3.68m x 3.89m)

Window to rear, elevation. Door to:

Kitchen

14'11" x 9'1" (4.55m x 2.77m)

Window to rear, door to:

Utility

14'11" x 4'5" (4.55m x 1.35m)

Sliding door, door to:

Garage

Up and over door.

Stairs and Landing

Window to side, door.

Bedroom One

13'6" x 11'10" (4.11m x 3.61m)

Window to front, door to:

Bedroom Two

14'6" x 6'7" (4.42m x 2.00m)

Window to rear, door to:

Bedroom Three

7'11" x 11'8" (2.41m x 3.56m)

Window to rear, door to:

Bedroom Four

7'6" x 10'3" (2.29m x 3.12m)

Window to front, door to:

Bathroom

Radiator, door to:

Outside and Gardens

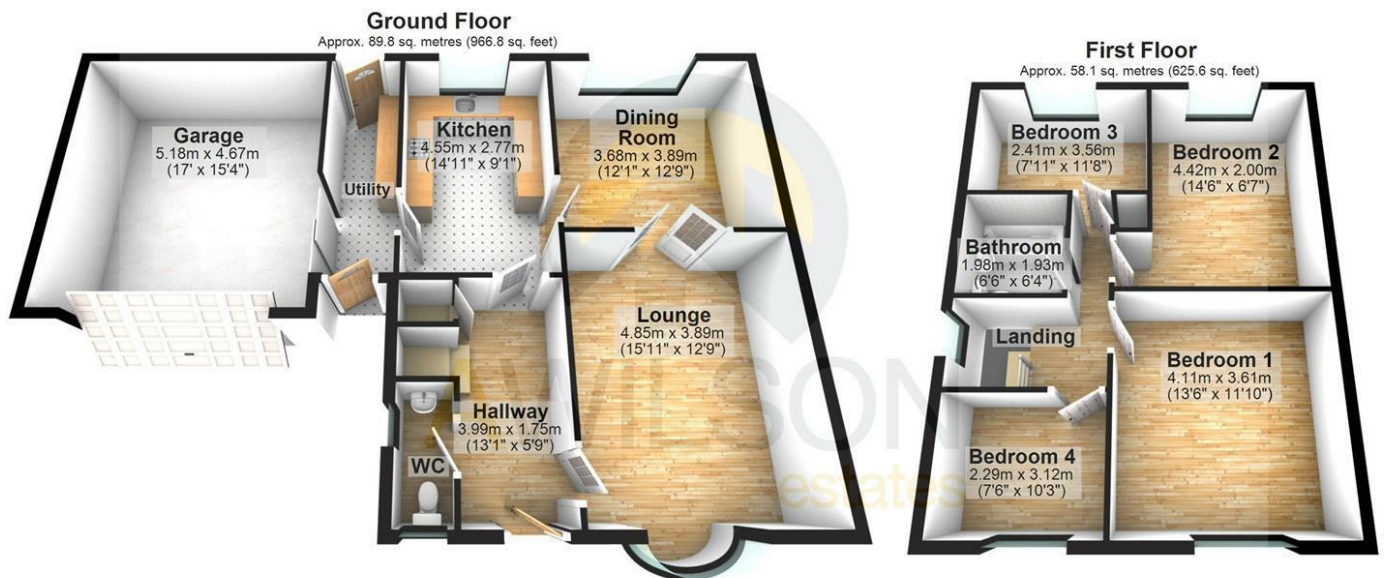
Additional Information

Tenure: Freehold

EPC Rating: D

Council Tax Band D





Total area: approx. 147.9 sq. metres (1592.4 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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