



10 Chew Vale, Dukinfield, SK16 5QT

Offers Over £240,000

Welcome to Chew Vale - a stunning, larger than average two bedroom semi detached home in Dukinfield. Whether you're a first time buyer seeking that picture perfect first home or someone looking to downsize without compromising on space, this home has so much to offer!

From the moment you arrive, you'll be impressed by the kerb appeal with driveway parking and a neat front garden setting the tone. Step through the front door into a light filled porch with plenty of space for shoes and coats. The lounge feels spacious, with stairs leading to the first floor, while the kitchen to the rear is modern, with two tone cabinetry, generous space for a dining table, and a door leading straight out to the private rear garden - a great layout for year round entertaining.

Upstairs you'll find two generous double bedrooms and a stylish fully tiled bathroom. The finishing touches here are thoughtful: lighting under the vanity unit, and downlighting controlled by a dimmer switch make it perfect for dimming the lights for a long, relaxing soak after a busy day.

Externally, the property benefits from a driveway to the side with space for two the three cars and a manicured front lawn. To the rear there is a good sized private garden, mainly laid to lawn with planted borders and space for a garden shed.

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Entrance Porch

Door to:

Lounge

15'0" x 15'0" (4.57m x 4.57m)

Window to front elevation. Feature stone fire surround with inset living flame effect electric fire. Ceiling light. Radiator. Stairs to first floor. Door to:

Kitchen/Diner

9'0" x 15'0" (2.75m x 4.57m)

Fitted with matching range of base and eye level units with coordinating worktops over. Built in electric oven with four ring electric hob and extractor hood over. Composite sink with mixer tap. Space for fridge freezer. Plumbed for automatic washing machine. Two windows to rear elevation. Radiator. Door to rear garden.

Stairs and Landing

Window to side elevation. Access to airing boiler cupboard. Loft hatch providing access to loft space. Door to:

Master Bedroom

10'0" x 15'0" (3.05m x 4.57m)

Window to front elevation. Storage cupboard. Radiator. Ceiling light.

Bedroom Two

14'6" x 8'5" (4.43m x 2.57m)

Window to rear elevation. Radiator. Ceiling light.

Bathroom

Fitted with white three piece suite comprising of bath with glass shower screen and shower over,

vanity unit with inset sink, and WC. Heated towel rail. Adjustable down lighting.

Outside and Gardens

Front garden with driveway parking. Private enclosed garden to rear.

Additional Information

Tenure: Leasehold

EPC Rating: D

Council Tax Band: B





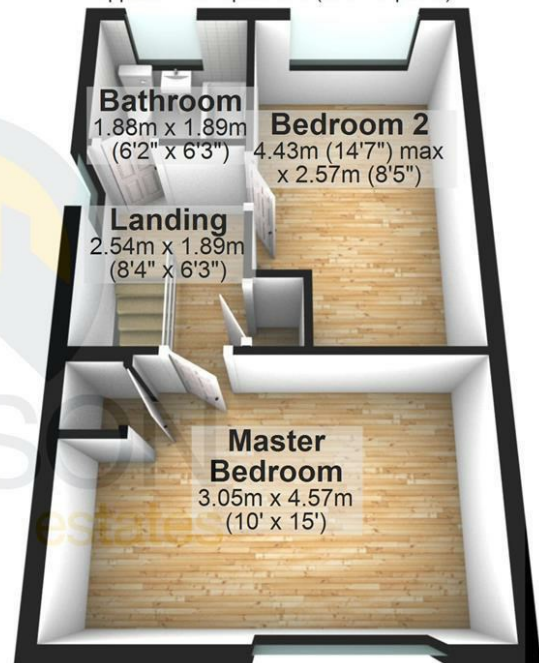
Ground Floor

Approx. 35.4 sq. metres (381.0 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.4 sq. feet)



Total area: approx. 70.2 sq. metres (755.5 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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