



## 13 Elm Tree Drive, Dukinfield, SK16 5HQ

**£240,000**

Welcome to Elm Tree Drive! This three bedroom semi detached family home is one of the largest on the street, boasting over 950 square feet of living space. With driveway parking for two cars, two spacious reception rooms, a modern kitchen, and a sunny conservatory, this home has plenty to offer.

Step inside and you're greeted by a welcoming hallway, with stairs leading to the first floor. The front lounge is a great size and features a cosy fireplace, ideal for family nights in. Flowing from the lounge, the dining room is over 15 feet wide, making it a fantastic space for meals, homework, or even a little play corner for the kids.

The kitchen is a modern, family friendly space, with pale grey gloss units and wood effect worktops. There's plenty of storage here, making life a little easier for busy households. Just off the kitchen, you'll find the conservatory - ideal for enjoying the sunshine, and taking in the views of the garden all year round.

Upstairs, there are three well sized bedrooms and a modern family bathroom, giving everyone their own comfortable space.

Outside, the rear garden is a great size with a mix of lawn and patio - perfect for kids to play or for summer barbecues with friends and family.

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, Dukinfield, SK16 5HQ

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## Entrance Hallway

Double radiator. Stairs to first floor. Door to:

## Lounge

13'0" x 12'2" (3.96m x 3.71m)

Bay window to front elevation. Feature fireplace with inset electric fire. Double radiator. Under stairs storage cupboard. Open plan to:

## Dining Room

10'0" x 15'5" (3.05m x 4.70m)

Window to side elevation. Double radiator. Ceiling light. Open plan to:

## Kitchen/Diner

9'9" x 15'5" (2.97m x 4.70m)

Fitted with a matching range of base and eye level units with worktop space over. One and a half bowl stainless steel sink with mixer tap. Integrated fridge/freezer. Space for automatic washing machine. Built in electric oven with five ring gas hob and extractor hood over. Window to rear elevation. Sliding door to:

## Conservatory

9'6" x 8'0" (2.90m x 2.44m)

Fully glazed windows. Radiator. Ceiling light. Door to:

## Stairs and Landing

Doors to bedrooms and bathroom.

## Master Bedroom

14'6" x 9'0" (4.42m x 2.74m)

Window to front elevation. Radiator. Ceiling light.

## Bedroom Two

8'7" x 9'0" (2.62m x 2.74m)

Window to rear elevation. Radiator. Ceiling light.

## Bedroom Three

10'10" x 6'2" (3.30m x 1.88m)

Window to front elevation. Radiator. Ceiling light.

## Bathroom

Window to rear elevation. Fitted with three piece suite comprising of panelled bath with folding glass shower screen and shower over, hand wash basin and WC. Heated towel rail.

## Outside and Gardens

Driveway Parking to the front.

Private rear garden laid to lawn with additional patio areas.

## Additional Information

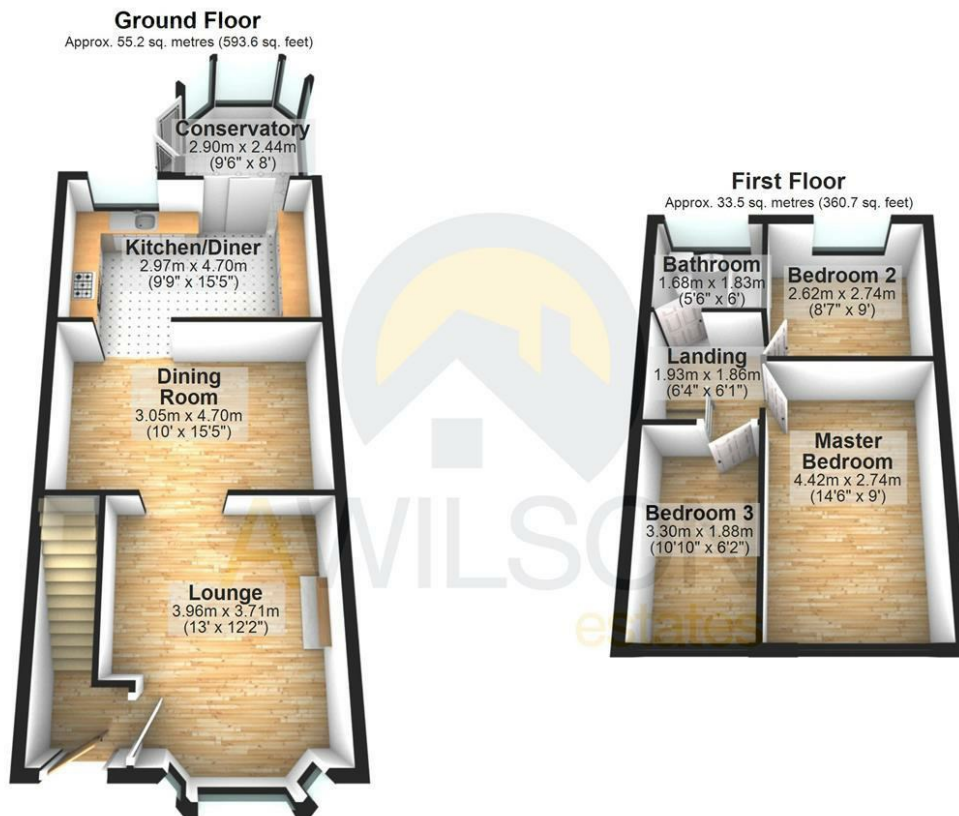
Tenure: Freehold

EPC Rating: TBC

Council Tax Band: A







## 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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