



10 Lakes Road, Dukinfield, SK16 4TP

£275,000

Situated on the popular Lakes Road in Dukinfield, this spacious three bedroom semi detached home offers larger than average living accommodation set over two floors. With driveway parking, gardens to the front and rear, and Dukinfield Park just a short stroll away, it's a wonderful choice for families looking for generous space in a well regarded area.

A walled front garden and gated block paved driveway create a welcoming first impression, leading to a detached garage and the entrance to the home. Step inside to a bright and inviting hallway with stairs leading to the first floor. To the front there is a good sized lounge, whilst the second reception room at the rear is perfect as a dining room or an additional family lounge. The kitchen overlooks the rear garden and leads through to a handy rear porch, an ideal spot for kicking off muddy boots after a walk in the park or an afternoon with the kids outdoors.

Upstairs, you'll find three well proportioned double bedrooms, each offering plenty of space. The family bathroom is beautifully appointed with a freestanding roll top bath, adding a touch of luxury, while the separate WC makes it a great layout for busy family mornings.

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Entrance Hallway

Two windows to front. Radiator. Stairs to the first floor. Door to:

Lounge

14'4" x 12'9" (4.37m x 3.89m)

Window to front elevation. Feature fireplace. Radiator.

Dining Room

13'2" x 12'9" (4.02m x 3.89m)

Feature fireplace with inset fire. Radiator. Double glazed French doors leading out to rear garden.

Utility cupboard

Kitchen

9'7" x 9'10" (2.92m x 2.99m)

Fitted with a matching range of base and eye level units with worktop space over. Sink with drainer and mixer tap. Plumbed for washing machine and dishwasher. Space for fridge/freezer. Built-in eye level double oven. Built-in hob with extractor hood over. Window to rear elevation. Door to rear porch.

Rear Porch

Window to rear elevation. Window to side elevation. Door to rear garden.

Stairs and Landing

Window to side elevation. Doors to all bedrooms and bathroom.

Bedroom One

14'4" x 13'2" (4.37m x 4.01m)

Window to front elevation. Radiator. Ceiling light.

Bedroom Two

13'2" x 13'2" (4.01m x 4.01m)

Window to rear elevation. Radiator. Ceiling light.

Bedroom Three

9'1" x 10'2" (2.76m x 3.10m)

Window to front elevation. Radiator. Ceiling light.

Bathroom

6'9" x 10'0" (2.06m x 3.05m)

Three piece suite comprising roll top bath with ornamental feet, tiled shower enclosure and wash hand basin. Window to rear elevation. Downlights to ceiling.

Separate WC

Window to side elevation. WC. Part tiled walls.

Outside and Gardens

Block paved driveway to front elevation leading to detached garage. Front lawn. Large rear garden mainly laid to lawn with additional patio area.

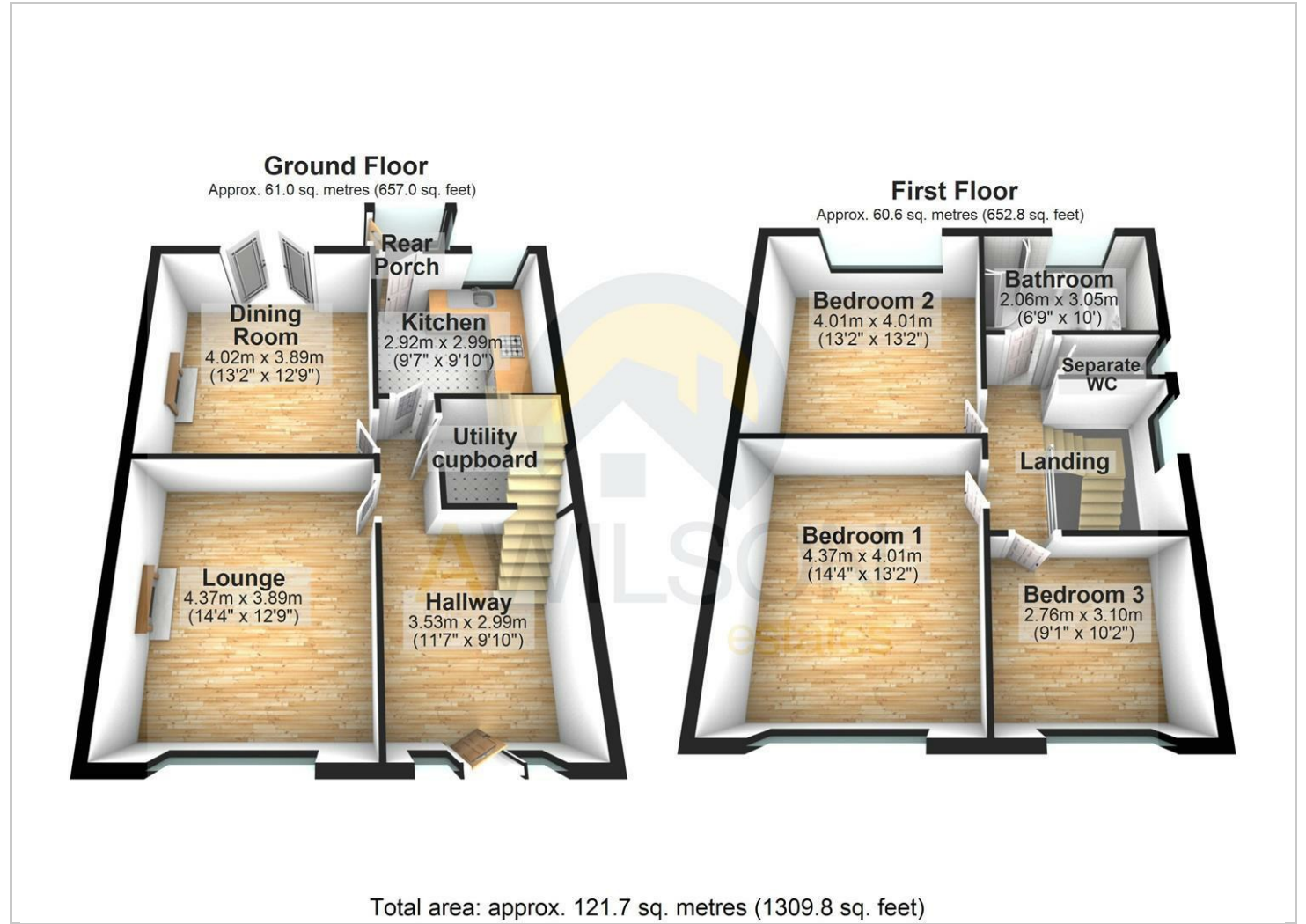
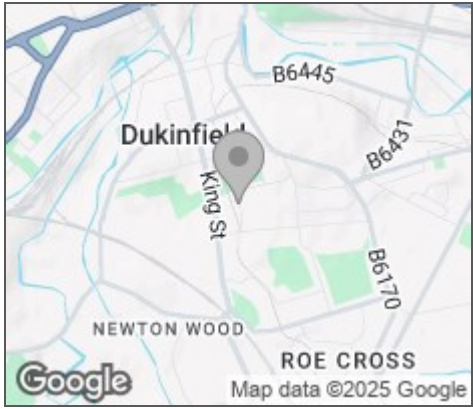
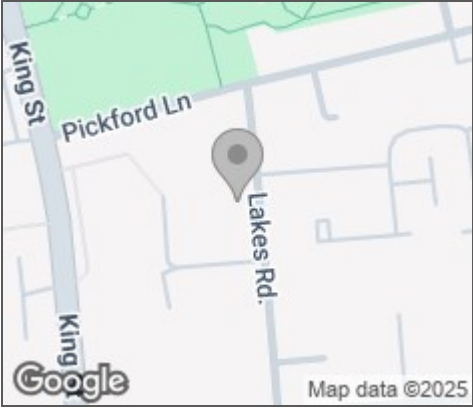
Additional Information

Tenure: Freehold

EPC Rating: TBC

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

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