



3 Wells Drive, Dukinfield, SK16 5RS

£395,000

Welcome to Wells Drive. This family home is located in the heart of Richmond Park - a popular development within Dukinfield.

The spacious property boasts fantastic floorplan including conservatory, four bedrooms and garage. Perfect for growing families.

Upon entering there is a welcoming hallway with leads into a lounge and dining area. There is also a white, high gloss modern kitchen with island - perfect for entertaining.

Upstairs has four bedrooms plus the option for 2 extra areas perfect for utilising as home offices.

Externally the property has off road parking plus a good sized rear garden comprising of patio and lawn areas. There is also a garage with power and lighting.

The estate has always been a highly regarded one and offers residents close proximity to local schools such as St Mary's RC Primary, Yew Tree Primary, Ravensfield Primary, All Saints Catholic High School, and Rayner Stephens High.

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Hallway

UPVC door to front elevation, light fitting, stairs, door to:

Lounge/Dining Room

28'5" x 11'5" (8.65m x 3.48m)

Bay window to front elevation, feature electric fire, radiators, carpet flooring, ceiling light fitting, French doors to conservatory.

Dining Kitchen

11'5" x 16'1" (3.48m x 4.90m)

Window to rear elevation, white high gloss wall and base units with coordinating work surfaces, feature island, spot lighting, radiator, integrated eye level oven and microwave, space American Fridge Freezer, tiled flooring.

Door to:

Conservatory

Two double doors with access to rear garden.

Garage

Up and over door, light and power, internal door to kitchen.

WC

Hand wash basin with vanity unit, low level WC, radiator.

Store

Stairs and Landing

Bedroom 1

17'2" x 9'0" (5.24m x 2.74m)

Window to front, radiator

Dressing Room

9'1" x 6'0" (2.78m x 1.83m)

Window to front elevation.

En-suite Shower Room

Window to side, door.

Bedroom 2

12'0" x 9'3" (3.67m x 2.82m)

Window to front, door to:

Landing

Bathroom

Two windows to rear elevation, white bathroom suite comprising of freestanding bath,

Bedroom 3

12'6" x 9'5" (3.82m x 2.87m)

Window to rear, radiator, lighting.

Bedroom 4

Window to side elevation, radiator, lighting.

Externally

Off road parking, garden to rear with patio and lawned areas.

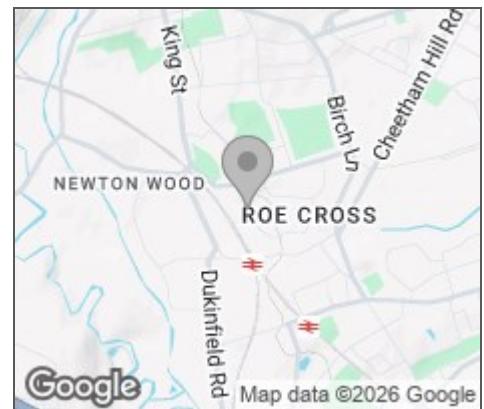
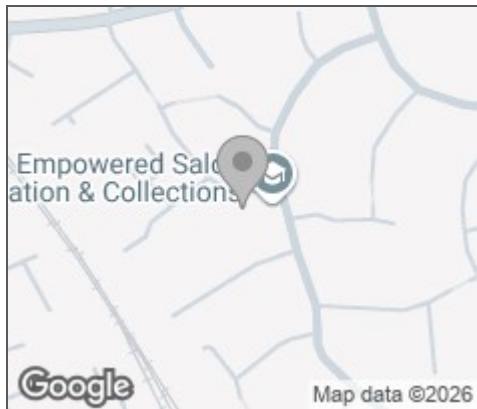
Additional Information

EPC - C

Council Tax Band - D

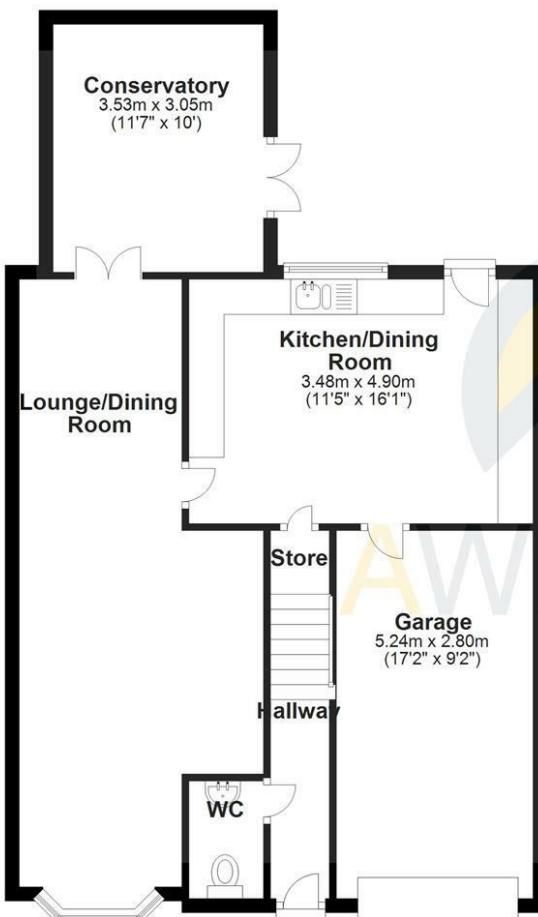
Tenure - TBC





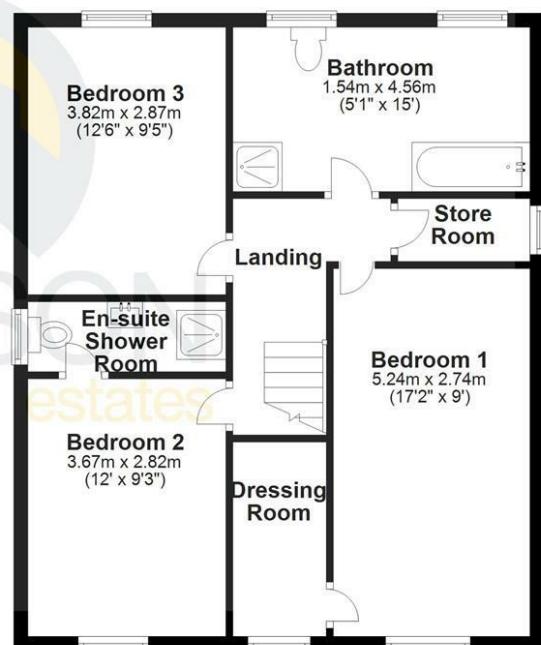
Ground Floor

Approx. 85.2 sq. metres (916.8 sq. feet)



First Floor

Approx. 60.5 sq. metres (650.9 sq. feet)



Total area: approx. 145.6 sq. metres (1567.6 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	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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