



108 Birch Lane, Dukinfield, SK16 4AT

£375,000

A perfect home for anyone looking for privacy.

Enclosed by boundary walls and a gated access, this delightful property has extensive and breathtaking gardens, and boasts a substantial driveway providing parking for several vehicles and comes complete with tandem garage.

This beautifully presented detached bungalow benefits from three double bedrooms, open plan lounge and dining room, modern fitted kitchen, utility room, Jack & Jill stylish bathroom plus shower room. There is also a beautiful Orangery that overlooks the STUNNING and well manicured gardens.

An immaculate and well maintained property that would be an ideal purchase for anyone that loves to dine and entertain Alfresco!

Don't just take our word for it, this a delightful home and a credit to the current owners, we encourage you to make an appointment and see for yourself.

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, Dukinfield, SK16 4AT

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Entrance Porch

Upvc double glazed front door and window, built in cloaks cupboard, ceiling light and radiator.

Lounge

16'11 x 11'11 (5.16m x 3.63m)

Upvc double glazed window to the front elevation with views over the garden.

Feature fire surround with log burner.

Wood effect laminate flooring, ceiling light point and radiator.

Archway to into the dining room.

Dining Room

11'9 x 11 (3.58m x 3.35m)

Upvc double glazed patio doors leading into the Orangery.

Wood effect laminate flooring, ceiling light and radiator.

Inner Hallway

Wood effect laminate flooring, access to the loft. Ceiling light and radiator.

Kitchen

11'10 x 8'10 (3.61m x 2.69m)

Upvc double glazed windows to the front and side elevations. Upvc double glazed back door into the utility room.

Fitted with a comprehensive range of floor and wall mounted units along with bridging unit and coordinating work surfaces over.

Space for an American sized fridge freezer. Also space for a Range style cooker with splash back and extractor fan above.

Stainless steel sink unit with mixer tap.

Utility Room/Conservatory

12'3 x 5'7 (3.73m x 1.70m)

Upvc double glazed windows and doors leading to both the front and rear.

There are base units with work surfaces over, and plumbing for automatic washing machine, tiled floor and spot lights.

Orangery

20'3 x 9'9 (6.17m x 2.97m)

Upvc double glazed doors windows with beautiful views over the garden!

Vaulted ceiling, tiled floor and ceiling lights.

Master Bedroom

13'7 x 11'5 (4.14m x 3.48m)

Upvc double glazed window to the rear elevation.

Comprehensive range of fitted wardrobes with drawers and bridging unit.

Ceiling light and radiator.

Jack & Jill Bathroom

13'11 x 6'8 (4.24m x 2.03m)

Stylish four piece suite comprising of a duel ended bath with mixer tap, enclosed shower cubicle, low level WC, hand wash basin.

part tiled walls and tiled floor.

Bedroom Two

13'11 x 9'11 (4.24m x 3.02m)

Upvc double glazed window to the front elevation, ceiling light and radiator.

Bedroom Three

9 x 7'11 (2.74m x 2.41m)

Upvc double glazed window to the rear elevation, ceiling light & radiator.

Shower Room

8'1 x 5'4 (2.46m x 1.63m)

Upvc double glazed window to the side elevation.

Enclosed glass shower with mains fed shower.

Hand wash basin built into a vanity unit and low level W.C.

Tiled, spot lights and extractor fan.

Externally

Approached through wrought iron double opening gates, with a block paved drive for several vehicle, and enclosed by timber fencing and a range of mature bushes and trees offering a high degree of privacy.

Around to the rear you will find the garden lovers dream! A sweeping lawn with beautiful trees, mature bushes and shrubs. Along with large patio area, outbuildings a greenhouse and a fountain.

Garage & Outbuildings

30'6 x 8'11 (9.30m x 2.72m)

This tandem garage has an up and over door, light and power and the wall mounted gas central heating boiler.

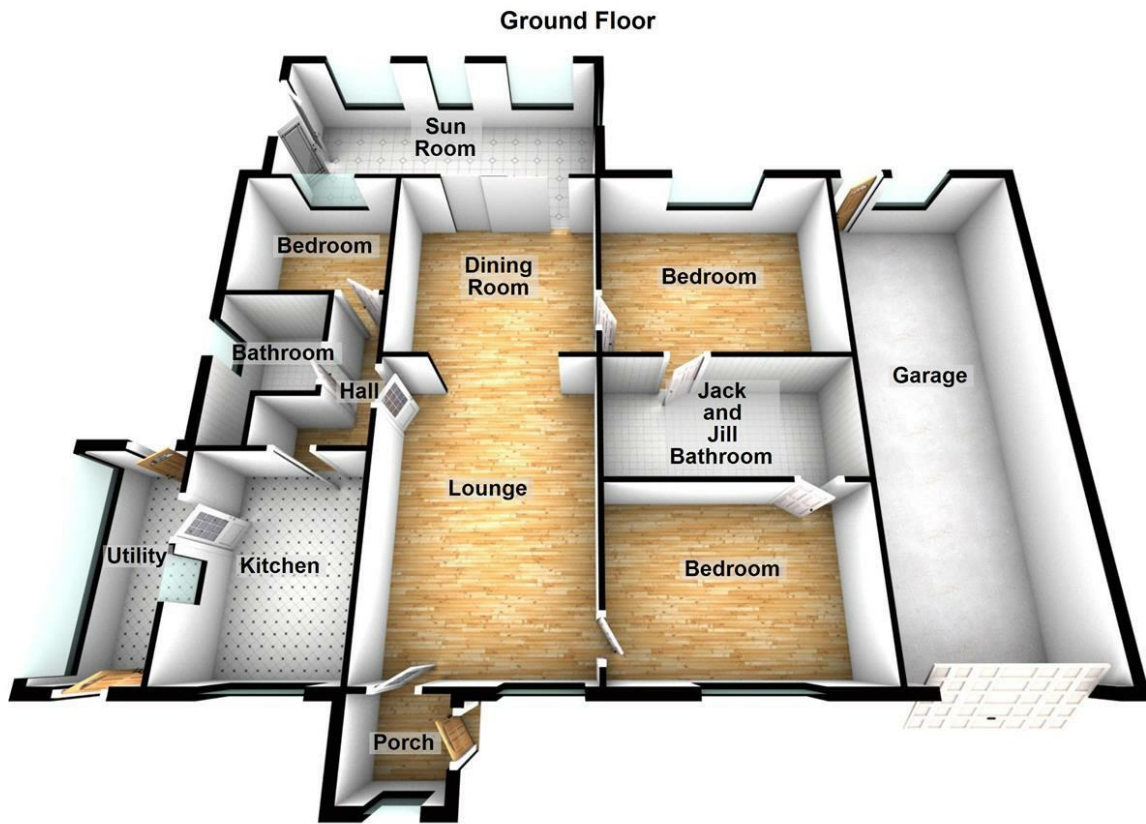
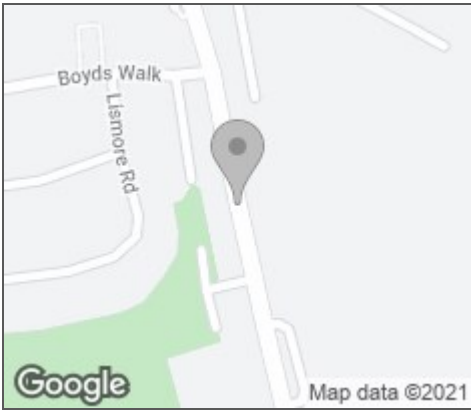
Outside to the rear are outbuildings and sheds. Some also having light and power.

Tenure: Freehold (details to be confirmed by your legal adviser)

Council Tax Band: C

epc Rating: TBC





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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