



34 Chapel Close, Dukinfield, SK16 4DF

Price £260,000

This UNIQUE detached home has been owned by the same family for many years, and been lovingly maintained and upgraded since. Situated at the head of the Avenue on a corner plot, an internal inspection is highly recommended to appreciate all it has to offer. Once inside you will find three reception rooms to include a lounge with feature fireplace, a separate dining room, conservatory and a modern fitted breakfast kitchen, from the inner hallway is a handy shower room, upstairs there are three good size bedrooms, and a further family bathroom with a modern white suite and separate W.C. Externally to the front there is a driveway for two vehicles, with gardens to both sides and the rear, further block paved driveway parking and a detached garage with electric door. Around to the back is a large WORKSHOP (prospect of further potential development) set in its own smaller plot with light and power, perfect for the enthusiast! Just a short drive to all the amenities Dukinfield has to offer, including great transport links, major supermarket and schooling. Call us NOW to arrange your viewing time.

34 Chapel Close

, Dukinfield, SK16 4DF

Price £260,000



Entrance Porch

UPVC double glazed windows and front door, ceiling light, tiled floor.

Entrance Hallway

UPVC double glazed window, ceiling light, tiled floor, stairs rising to the first floor, coved ceiling.

Lounge

17'5" x 14'10" (5.31m x 4.52m)

Five UPVC Double glazed windows to the front elevation, feature fireplace with inset gas fire, coved ceiling, ceiling light, under stairs storage cupboard.

Dining Room

10'10" x 10'6" (3.30m x 3.20m)

UPVC double glazed window and door leading into the conservatory, coved ceiling, ceiling light

Conservatory

11'9" x 10'7" (3.58m x 3.23m)

UPVC Double glazed windows and doors leading out onto the garden, ceiling light and fan, tiled floor.

Breakfast Kitchen

15'7" x 15'5" (4.75m x 4.70m)

UPVC Double glazed back door and three UPVC double glazed windows with views onto the rear garden, fitted with a comprehensive range of floor and wall mounted units to include display cabinets, with coordinating work surfaces over, built in storage cupboard, a breakfast bar with seating area, plumbing for dishwasher, gas cooker point, plumbing for automatic washing

machine, stainless steel sink unit with mixer tap, tiled walls, tiled floor, ceiling spot lights.

Inner Hall

UPVC double glazed door to the side elevation, tiled floor, ceiling light.

Shower Room

UPVC double glazed opaque window to the side elevation, shower cubicle with mains fed shower, wash hand basin built into a white high gloss vanity unit, low level W.C, tiled walls and floor.

Landing

UPVC double glazed box bay window to the front elevation, access to the loft.

Bedroom One (Master)

13" x 9'6" (3.96m x 2.90m)

Five UPVC double glazed windows to the front elevation, fitted with a comprehensive range of fitted wardrobes to include matching bedside tables and drawers, archway to a dressing area, built in cupboard housing the gas central heating boiler, ceiling light.

Bedroom Two

12'1" x 10'2" (3.68m x 3.10m)

UPVC double glazed window to rear elevation, range of built in wardrobes with sliding doors and mirror fronted, ceiling light.

Bedroom Three

11'4" x 6'8" (3.45m x 2.03m)

UPVC double glazed windows to front elevation, ceiling light.

Bathroom

UPVC double glazed opaque window to the rear elevation, fitted with a white suite to include a panel bath and wash hand basin set in white high gloss vanity unit, tiled walls, tiled floor, ceiling light.

Seperate W.C

UPVC double glazed window, low level W.C, ceiling light point.

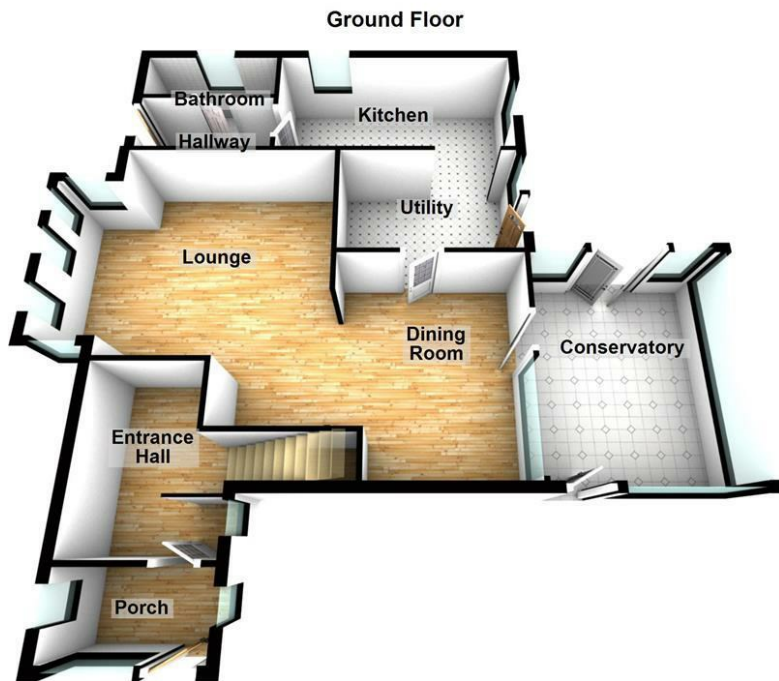
Externally

The property sits proud on a good sized corner plot, with a driveway to the front for two vehicles, a further driveway leading to a detached double garage with electric roller door, enclosed rear garden with flower beds, bushes and shrubs.

This UNIQUE detached home has been owned by the same family for many years, and been lovingly maintained and upgraded since. Situated at the head of the Avenue on a corner plot, an internal inspection is highly recommended to appreciate all it has to offer. Once inside you will find three reception rooms to include a lounge

with feature fireplace, a separate dining room, conservatory and a modern fitted breakfast kitchen, from the inner hallway is a handy shower room, upstairs there are three good size bedrooms, and a further family bathroom with a modern white suite and separate W.C. Externally to the front there is a driveway for two vehicles, with gardens to both sides and the rear, further block paved driveway parking and a detached garage with electric door. Around to the back is a large WORKSHOP (prospect of further potential development) set in its own smaller plot with light and power, perfect for the enthusiast! Just a short drive to all the amenities Dukinfield has to offer, including great transport links, major supermarket and schooling. Call us NOW to arrange your viewing time.





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		

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

122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 **Sales** 0161 303 0778 **Email:** info@awilsonestates.com www.awilsonestates.com