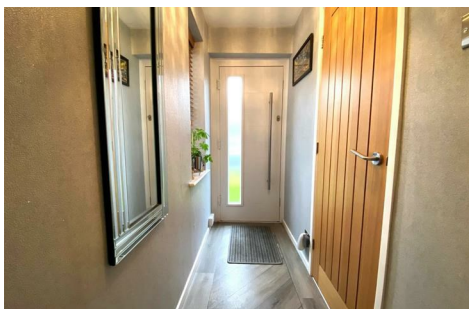


# W.C. DAWSON & SON LIMITED

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## Westminster Way, Dukinfield, SK16 5BQ

This superbly presented, three bedroom detached property has been comprehensively up-graded and improved by the present owners and comes onto the market in excellent condition throughout. Only an internal inspection will fully reveal the quality of accommodation which is offered for sale with No Forward Vendor Chain. The property is situated on the every popular Richmond Park Estate which has good access to all amenities.

Richmond Park remains one of the areas most popular residential localities due to its position close to all amenities including schools, leisure facilities and commuter links. The property benefits from uPVC double glazing and a gas fired central heating system and for added peace of mind there is a comprehensive alarm system installed.

**Guide Price £299,950**



**CHARTERED SURVEYORS, ESTATE AGENTS  
& PROPERTY MANAGEMENT SPECIALISTS**



# Westminster Way, Dukinfield, SK16 5BQ

- Stunningly Presented 3 Bedroom Detached
- Good Sized Plot with Detached Brick Built Garage
- Numerous Local Junior and High Schools within Close Proximity
- No Forward Vendor Chain
- Stylishly Re-fitted Dining Kitchen
- Well Regarded Residential Location
- Internal Inspection Absolutely Essential
- Contemporary Bathroom Suite
- Good Access to all Amenities
- Good Commuter Links

## Contd.....

The property briefly comprises:

Entrance Hallway, Cloaks/WC (re-fitted sanitary wear), good sized Lounge with feature fireplace and glass balustrade, stylishly re-fitted Dining Kitchen with integrated appliances

To the first floor there are 3 Bedrooms and Family Bathroom with contemporary white suite.

Externally there are good sized lawned Gardens to both front and rear with two flagged patio sections to the fully enclosed rear garden. The driveway provides off road parking for several vehicles and leads to a detached brick built Garage.

## The Accommodation in Detail:

### Entrance Hallway

Composite style security door, uPVC double glazed window

### Cloaks/WC

Re-fitted sanitary wear with low level WC, wash hand basin with vanity storage unit, fully tiled, heated chrome towel rail/radiator, uPVC double glazed window

### Lounge

14'7 reducing to 8'2 x 15'9 reducing to 12'11 10'2 x 8'5 reducing to 7'6 (3.10m x 2.57m (4.45m reducing to 2.49m x 4.80m reducing to 3.94m)

Feature fireplace with a contemporary pebble effect living flame gas fire, glass balustrade, two uPVC double glazed windows, two central heating radiators

### Dining Kitchen

14'7 x 8'4 (4.45m x 2.54m)

One and a half bowl sink unit, range of stylishly re-fitted wall and floor mounted units, built-in stainless steel oven, four ring induction hob with filter unit over, plumbed for automatic washing machine, spice rack cupboard, breakfast bar, downstairs storage cupboard, plinth heater, two uPVC double glazed windows, uPVC double glazed rear door, recessed spotlights, Cavalio flooring.

### First Floor:

#### Landing

Loft access, glazed guard rail

#### Bedroom (1)

13'11 x 8'4 (4.24m x 2.54m)

uPVC double glazed window, central heating radiator

#### Bedroom (2)

10'2 x 8'5 reducing to 7'6 (3.10m x 2.57m reducing to 2.29m)

uPVC double glazed window, central heating radiator

#### Bedroom (3)

9'7 x 5'11 including bulkhead storage (2.92m x 1.80m including bulkhead storage) uPVC double glazed window, central heating radiator

#### Bathroom/WC

6'8 x 5'11 (2.03m x 1.80m)

Contemporary white suite comprising panel bath with shower over, low level WC, wash hand basin with vanity storage unit, heated chrome towel rail/radiator, fully tiled, recessed spotlights, uPVC double glazed window.

#### Externally:

The front garden is laid to lawn.

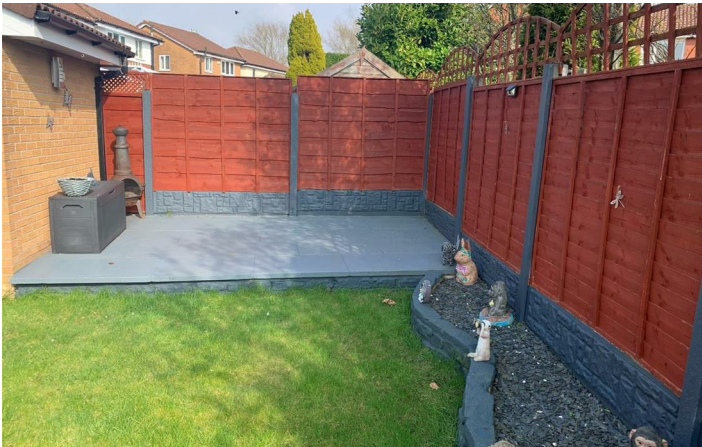
A driveway provides off road parking for several vehicles and leads to a Detached brick built Garage with power and lighting.

The fully enclosed rear garden has two flagged patio areas with further lawned garden section.



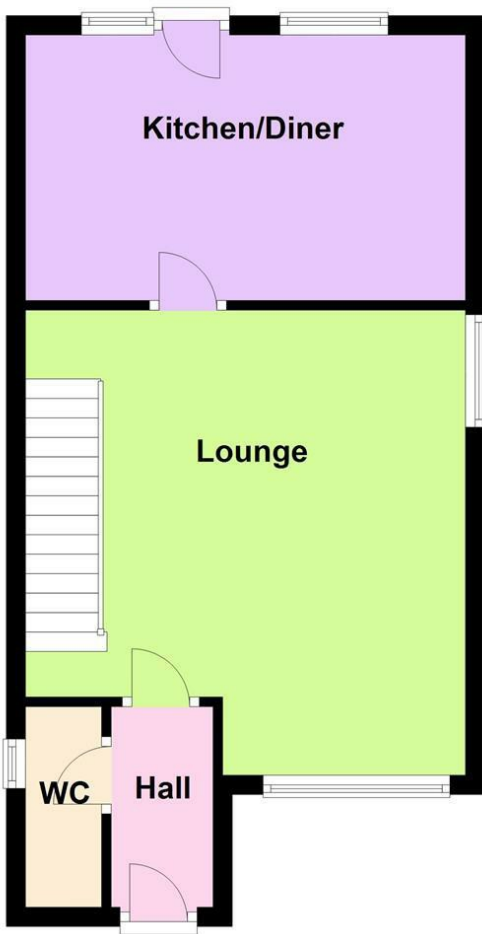
## Directions



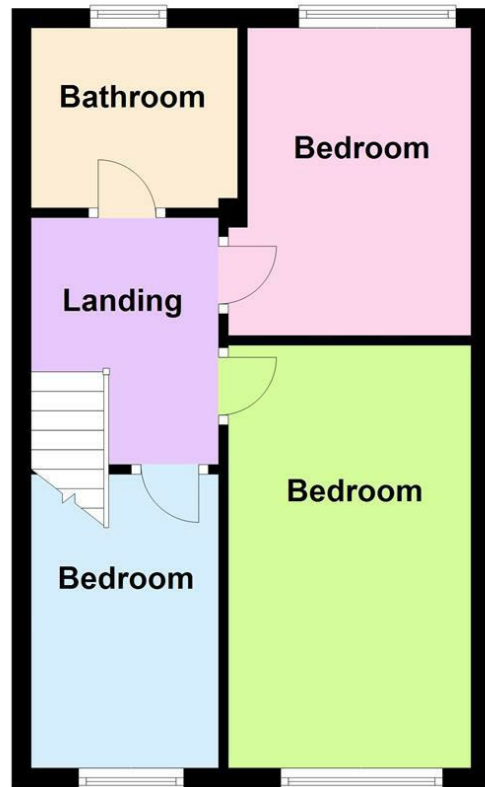


# Floor Plan

## Ground Floor



## First Floor



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.

