

# DAWSONS

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## Vicarage Drive, Dukinfield, SK16 5HZ

Extended to both front and rear elevations, this well-proportioned, two-bedroomed end-terraced bungalow offers larger than average accommodation which has been well maintained and comes onto the market in excellent decorative order. The property boasts a stunning modern kitchen with integrated Neff appliances whilst the wet room/shower room has been stylishly upgraded with a modern white suite. Only an internal inspection will fully reveal the size and quality of accommodation on offer and we would urge interested parties view the property at their earliest convenience.

**Price £245,000**



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



# Vicarage Drive, Dukinfield, SK16 5HZ

- Extended Two Bed End-terraced Bungalow
- Fully Fitted Wardrobes To Master Bedroom
- uPVC Double-Glazing And Gas-Fired Central Heating
- Internal Inspection Essential
- Popular Residential Location
- Convenient For All Amenities
- Excellent Decorative Order
- Stunningly Re-fitted Kitchen With Separate Dining Area and Modern Wet Room/Shower Room
- Gated Block-Paved Driveway to the Front
- Maintained To A High Standard

## The Accommodation Briefly

### Comprises:

Entrance porch, living room with feature fireplace, dining room with double doors onto the re-fitted kitchen with integrated Neff appliances, two bedrooms (Master with full range of fitted wardrobes), stylishly re-fitted wet/shower room.

Externally, there is a driveway to the front of the property with raised flowerbeds. To the rear, the enclosed garden is mainly decked and gravelled and is low-maintenance.

Situated in an established and popular residential location, the property is within easy reach of all amenities including the shops on Concorde Way and Morrisons Superstore with good access to public transport links.

## The Accommodation in Detail

### Comprises:

#### Entrance Porch

uPVC double-glazed front door and windows.

#### Lounge

15'5 + bay reducing to 6'2 x 14'4 (4.70m + bay reducing to 1.88m x 4.37m ) reducing to 10'4

Feature fireplace, uPVC double-glazed bay window, central heating radiator.

#### Dining Area

13'10 x 9'4 (4.22m x 2.84m)  
Double doors to the kitchen.

#### Kitchen

14'7 reducing to 5'2 x 12'2 reducing to 6'0 (4.45m reducing to 1.57m x 3.71m reducing to 1.83m)  
Stylishly re-fitted modern units with a single drainer sink unit, a range of floor and wall mounted units, integrated Neff appliances including four-ring induction hob, integrated stainless steel microwave and oven, integrated fridge plus two integrated freezers, integrated washing machine, tiled floor, recess spotlights, contemporary central heating radiator, loft access. uPVC double-glazed window, glazed French doors onto the rear garden.

#### Bedroom 1

16'4 plus recess bay seating area (4.98m plus recess bay seating area)  
reducing to 9'4 x 11'2 reducing to 6.5

#### Bedroom 2

8'8 x 6'5 plus door recess (2.64m x 1.96m plus door recess)  
uPVC double-glazed window, central heating radiator.

#### Wet Room/Shower Room

7'7 reducing to 4'10 x 8'1 reducing to 6'2 (2.31m reducing to 1.47m x 2.46m reducing to 1.88m)

Modern white suite having walk-in shower, low-level WC, wash hand basin with vanity storage units, fully tiled, tiled floor, heated chrome towel rail/radiator, recess spotlights, uPVC double-glazed window.

#### EXTERNALLY

To the front of the property there is a gated block-paved driveway providing off-road vehicular parking.

The front garden has raised well stocked flowerbeds. The enclosed rear garden has decked and gravelled sections with flowerbeds and mature border plants and shrubs.

#### TENURE

Tenure of the property is Leasehold - Solicitors to confirm.

#### COUNCIL TAX

Council Tax Band "B".

#### VIEWINGS

Strictly by appointment with the Agents.



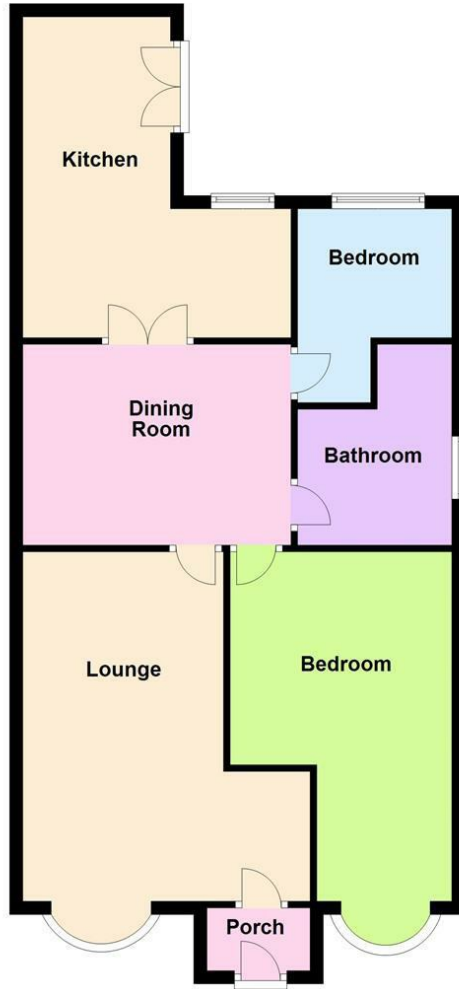
## Directions





# Floor Plan

Ground Floor



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