

DAWSONS

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Dunham Road, Dukinfield, SK16 5RE

Dawsons are pleased to offer for sale this four bedroom Detached Family House is situated on the ever popular Richmond Park Estate and offers larger than average sized accommodation which has been further augmented with a good sized sun room to the rear. The property is offered for sale with no forward vendor chain and is, in our opinion, ideally suited to a growing family. Interested Parties should view at their earliest convenience.

Richmond Park benefits from excellent commuter links and is within easy reach of all local amenities. The property's proximity to several local junior and high schools continues to make it a draw for growing families.

Offers Over £365,000



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



Dunham Road, Dukinfield, SK16 5RE

- Executive 4 Bedroom Detached Property
- All Bedrooms with Fitted Wardrobes
- uPVC Double Glazing and Gas Fired Central Heating
- Internal Inspection Highly Recommended
- Popular and Convenient Richmond Park Location
- Modern White En-suite to Master Bedroom
- No Upward Chain
- Large Sun Room to the Rear
- Integral Garage
- Close to Several Junior and High Schools

Contd.....

The Accommodation Briefly comprises:

Entrance Hallway with access to integral Garage, Lounge, Breakfast Kitchen, Utility Room and Cloaks/WC off, Dining Room, Sun Room

To the first floor there are 4 Bedrooms each with built-in/fitted wardrobes, En-suite to Master with stylish modern white suite, Family Bathroom/WC

Externally the property occupies a roughly rectangular shaped plot with driveway providing off road parking and leading to the Integral Garage. Enclosed rear garden (flagged for ease of maintenance).

The Accommodation in Detail:

Entrance Hallway

uPVC double glazed front door and side light, understairs storage cupboard, access to the Integral Garage

Lounge

16'3 x 11'6 (4.95m x 3.51m)

Contemporary wall mounted electric fire, laminate flooring, uPVC double glazed window, central heating radiator

Breakfast Kitchen

18'5 reducing to 9'5 x 13'8 reducing to 7'9 (5.61m reducing to 2.87m x 4.17m reducing to 2.36m)
One and a half bowl single drainer stainless steel sink unit, range of wall and floor mounted units, built-in stainless steel oven, four ring ceramic hob with chimney hood over, part tiled, laminate

flooring, uPVC double glazed window, uPVC double glazed doors into Sun Room

Utility

5'10 x 5'4 (1.78m x 1.63m)

Wall mounted units, plumbed for automatic washing machine and dryer, part tiled, laminate flooring, uPVC double glazed external door and window, central heating radiator

Cloaks/WC

Low level WC, wash hand basin, fully tiled, central heating radiator

Dining Room

10'5 x 7'10 (3.18m x 2.39m)

Contemporary wall mounted electric fire, central heating radiator, uPVC double glazed window

Sun Room

20'10 x 11'2 (6.35m x 3.40m)

Wooden flooring, uPVC double glazed, two double glazed Velux windows, uPVC double glazed French doors onto the rear garden, recessed spotlights, central heating radiator

First Floor:

Landing

Bedroom (1)

12'3 x 9'5 (3.73m x 2.87m)

Built-in wardrobes, uPVC double glazed window, central heating radiator

En-suite

6'7 x 5'6 (2.01m x 1.68m)

Modern white suite having shower cubicle, wash hand basin with vanity storage unit below, low level WC, fully tiled, laminate flooring, central heating radiator

Bedroom (2)

11'8 x 8'4 (3.56m x 2.54m)

Built-in fitted wardrobes, uPVC double glazed window, central heating radiator

Bedroom (3)

9'6 x 6'3 (2.90m x 1.91m)

Fitted wardrobes, uPVC double glazed window, central heating radiator, loft access

Bedroom (4)

7'6 x 6'4 (2.29m x 1.93m)

Fitted wardrobes, uPVC double glazed window, central heating radiator

Family Bathroom/WC

6'4 x 5'6 (1.93m x 1.68m)

White suite having wood panel bath with shower over, plus Victorian style mixer shower tap attachment, pedestal wash hand basin, low level WC, fully tiled, uPVC double glazed window, heated towel rail/radiator

Externally:

There is a gravelled front garden area with mature shrubs.

An extended block paved driveway providing off road parking and leading to the integral Garage (15'7 x 8'8).

To the rear the enclosed garden area is mainly paved for ease of maintenance with mature border plants and shrubs.



Directions

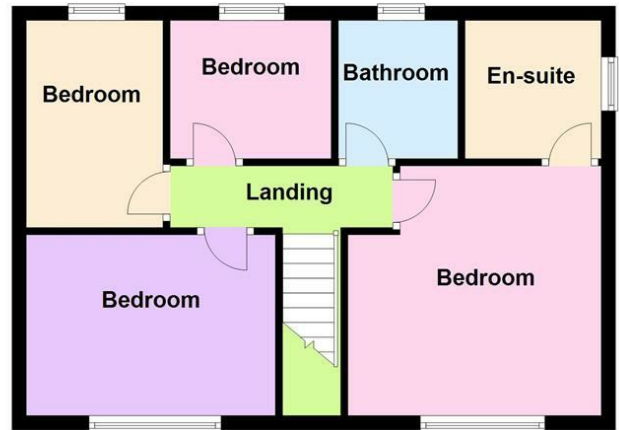


Floor Plan

Ground Floor



First Floor



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