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Oval Drive, Dukinfield, SK16 4XB

Offered for sale with NO FORWARD VENDOR CHAIN, this extended three-bedroomed semi-detached property occupies a popular and convenient cul-de-sac location and has been substantially upgraded including a stunning kitchen with integrated appliances.

The extended living accommodation is further augmented by a uPVC double-glazed conservatory and interested parties should view the property at their earliest convenience.

Asking Price £275,000



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



Oval Drive, Dukinfield, SK16 4XB

- Extended Three-Bedroom Semi-Detached Property
- Well Regarded Cul-de-Sac Position
- Stunningly Re-fitted Kitchen
- uPVC Double-Glazed Conservatory.
- Fitted Wardrobes To Master Bedroom
- Modern White Bathroom Suite
- Excellent Decorative Order Throughout
- Low Maintenance Gardens To Front And Rear
- No Forward Vendor Chain
- Well Placed For All Amenities

The Accommodation Briefly Comprises:

Entrance porch, lounge with feature inset fireplace open to the dining area, sitting room off the lounge, stunning breakfast kitchen with integrated appliances, conservatory. To the first floor there are three well-proportioned bedrooms, bathroom/WC with modern white suite.

Externally, there is a block-paved driveway providing off-road parking. To the rear there is a low maintenance paved garden area with pond and well stocked border plants and shrubs.

The property is well placed for all local amenities and enjoys good commuter links and good access to local junior and high schools.

The Accommodation In Detail Comprises:

GROUND FLOOR

Entrance Porch

Lounge

14'4 x 12'0 (4.37m x 3.66m)

uPVC double-glazed bow window, feature inset fireplace with a living flame coal effect gas fire, laminate flooring, understairs storage cupboard.

To the rear of the lounge it is open to the dining area.

To the left-hand side of the lounge there is a sitting room.

Dining Area

11'4 x 7'9 (3.45m x 2.36m)

Laminate flooring, contemporary central heating

radiator, double-glazed bi-folding doors to the conservatory.

Sitting Room

11'9 x 6'7 (3.58m x 2.01m)

uPVC double-glazed bow window, laminate flooring, central heating radiator.

Conservatory

10'7 x 7'9 (3.23m x 2.36m)

uPVC double-glazed windows, French doors onto the rear garden, tiled floor.

Kitchen

14'9 x 11'4 reducing to 8'6 (4.50m x 3.45m reducing to 2.59m)

Inset stainless steel sink unit with granite work surfaces, a full range of high gloss wall and floor mounted units, built-in stainless steel oven and grill, five-ring induction hob with feature extractor hood over, integrated dishwasher, plumbing for automatic washing machine and dryer, two uPVC double-glazed windows, contemporary central heating radiator, built-in storage cupboard.

FIRST FLOOR

Landing

Loft access, uPVC double-glazed window, built-in storage cupboard.

Bedroom 1

12'7 plus wardrobe depth x 8'7 (3.84m plus wardrobe depth x 2.62m)

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

Bedroom 2

8'11 x 8'9 (2.72m x 2.67m)

uPVC double-glazed window, central heating radiator.

Bedroom 3

9'8 x 6'6 including bulkhead (2.95m x 1.98m including bulkhead)

Laminate flooring, fitted wardrobe unit, uPVC double-glazed window, central heating radiator.

Bathroom/WC

6'5 x 5'6 (1.96m x 1.68m)

White suite having panelled bath with shower over, pedestal wash hand basin, low-level WC, fully tiled, laminate flooring, uPVC double-glazed window, heated chrome towel rail/radiator.

EXTERNALLY

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

To the rear there is a low maintenance paved enclosed garden area, water feature, mature border plants and shrubs.

TENURE

Tenure is Leasehold - Solicitors to confirm.

COUNCIL TAX

Council Tax Band "C".

VIEWINGS

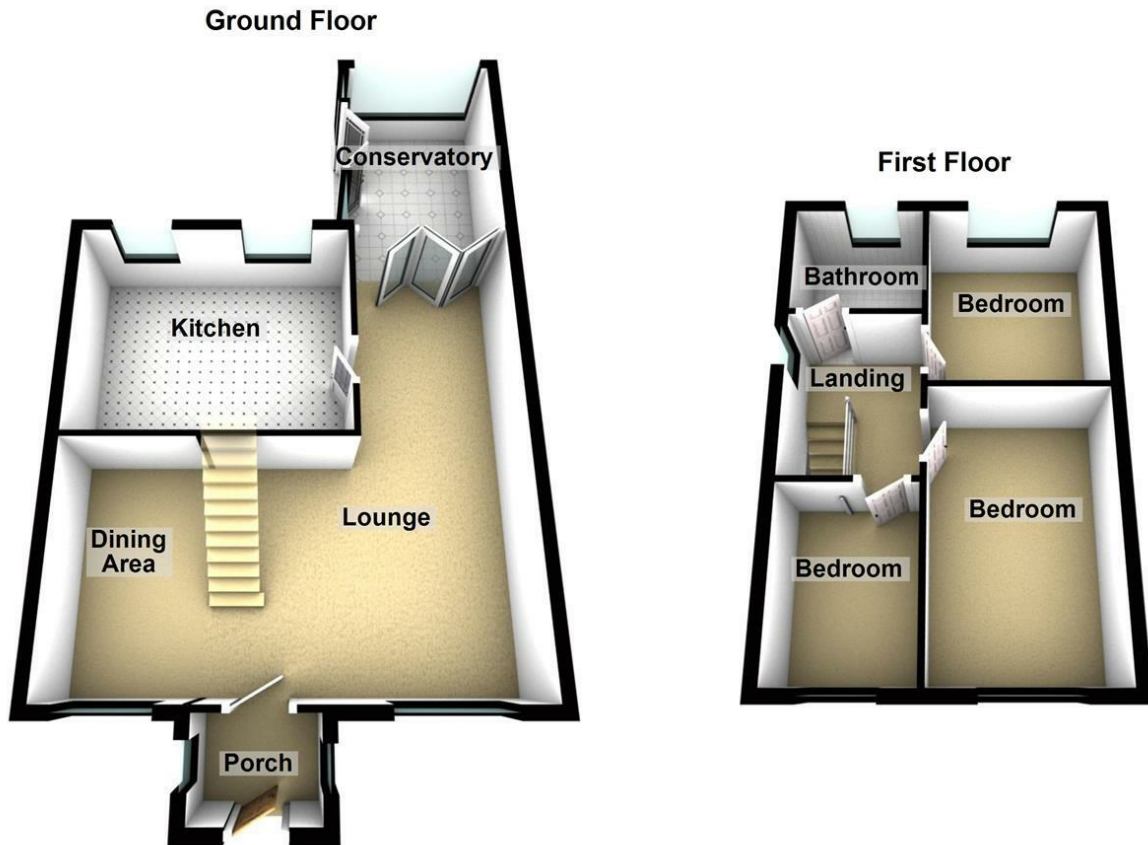
Strictly by appointment with the Agents.



Directions



Floor Plan



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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		83	
		67	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC