

DAWSONS

Property Professionals since 1925

18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: www.wcdawson.com Email: reception@wcdawson.com



Ashridge Drive, Dukinfield, SK16 4HU

Situated on one of Dukinfield's most popular residential estates this superbly presented, three bedroom detached property has been recently re-decorated and numerous new floor coverings fitted along with a recently installed combination boiler. The well planned accommodation boasts uPVC double glazed conservator to the rear. The property is within easy reach of all local amenities and has excellent commuter links. For the security conscious the property is fully alarmed. * Viewing highly recommended *

Price £335,000



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



Ashridge Drive, Dukinfield, SK16 4HU

- Stylishly Presented 3 Bedroom Detached in Pleasant cul de Sac Location
- Stylishly Re-fitted Kitchen and Bathroom
- Recently Installed Combination Boiler
- NO VENDOR CHAIN
- uPVC Double Glazed Conservatory to Rear
- Recent Re-decorated to a High Standard
- Well Regarded Residential Location
- Fully Alarmed
- Numerous New Floor Coverings
- Internal Inspection Essential

Contd....

The Accommodation briefly comprises:

Entrance Porch, Entrance Hallway, Cloaks/WC, Lounge with feature fireplace, re-fitted Dining Kitchen, uPVC double glazed Conservatory

To the first floor there are three well proportioned Bedrooms (En-Suite to Master), Family Bathroom/WC (recently up-graded)

Externally there are pleasant gardens to both front and rear with a driveway providing off road parking.

All amenities are within reasonable travelling distance and the property enjoys excellent commuter links to Manchester City Centre. Local Junior and High Schools are also within reasonable travelling distance.

The Accommodation in Detail:

Entrance Porch

6'10 x 5'6 (2.08m x 1.68m)

Composite style security door, uPVC double glazed window

Entrance Hall

Composite style security door, central heating radiator

Cloaks/WC

Low level WC, pedestal wash hand basin, central heating radiator

Lounge

15'3 x 14'5 (average measurement) (4.65m x 4.39m (average measurement))

Feature fireplace with contemporary pebble effect electric fire, uPVC double glazed window, understairs storage cupboard, central heating radiator

Dining Kitchen

17'6 x 9'1 (5.33m x 2.77m)

Re-fitted Kitchen with a range of wall and floor mounted units, one and a half bowl single drainer stainless steel sink unit, integrated stainless steel oven, four ring gas hob, plumbed for automatic washing machine, uPVC double glazed window, central heating radiator, double glazed patio doors to conservatory

Conservatory

12'8 x 9'8 max (3.86m x 2.95m max)

uPVC double glazed with French doors to the rear garden

First Floor:

Landing

Built-in storage cupboard

Bedroom (1)

12'3 x 10'5 (3.73m x 3.18m)

uPVC double glazed window, central heating radiator

En-suite

Shower cubicle, pedestal wash hand basin,

low level WC, uPVC double glazed window, central heating radiator

Bedroom (2)

10'6 x 9'0 (3.20m x 2.74m)

uPVC double glazed window, central heating radiator

Bedroom (3)

9'3 x 6'11 (2.82m x 2.11m)

uPVC double glazed window, central heating radiator

Bathroom/WC

Re-fitted suite having panel bath with shower over, wash hand basin with vanity storage unit below, low level WC, part tiled, uPVC double glazed window, heated towel rail/radiator, recessed spotlights

Externally:

Lawned front garden with driveway providing off road vehicular parking.

To the rear there is an enclosed garden area with flagged and lawned sections.

N.B.

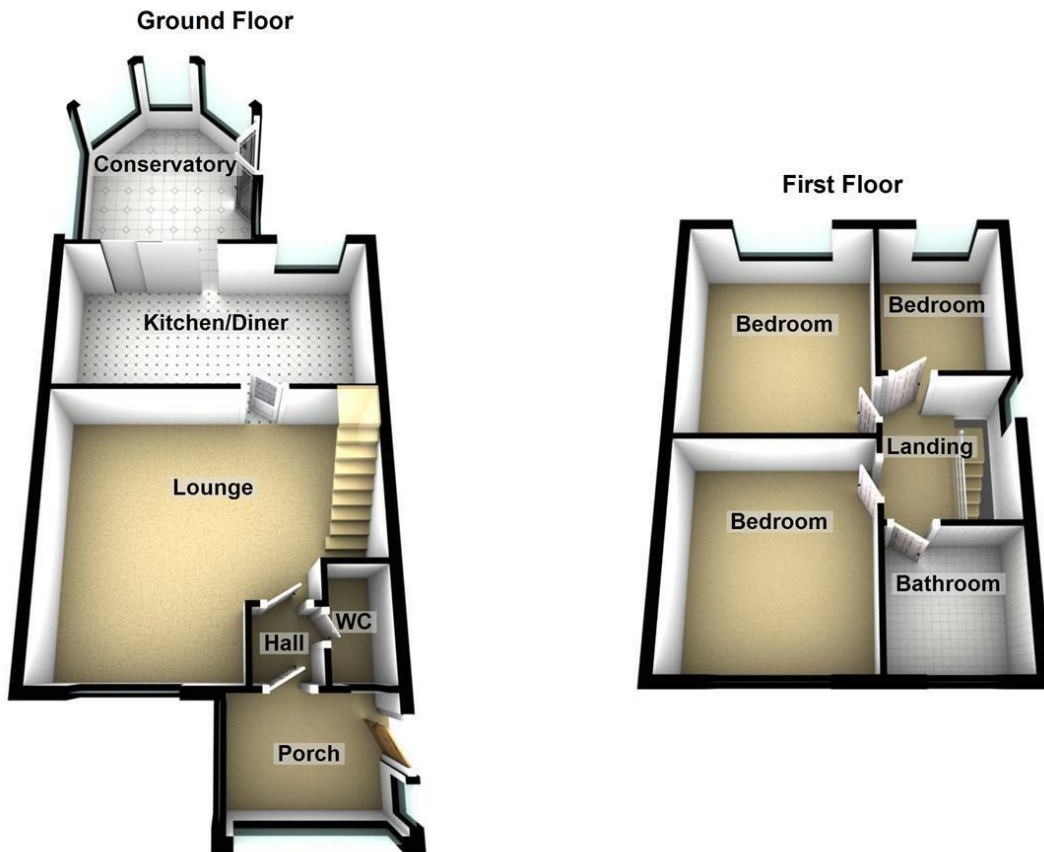
For added security the property is fitted with an alarm system.



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.

