

# DAWSONS

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## Durham Close, Dukinfield, SK16 5JR

Dawsons are delighted to welcome onto the market this well-positioned, traditionally built middle-mews property. The property is located on the ever popular Richmond Park Estate and briefly comprises of an Entrance Porch, Living Room, Dining Room, Kitchen, Three Bedrooms, Family Bathroom, Off-Road Vehicular parking to the front and a South facing enclosed Landscaped Garden to the rear.

The property is located in a sought-after desirable location and is less than two miles distant from Dukinfield town centre via the A627. Within the centre there are a range of local amenities including excellent transport and commuter links to Manchester City Centre, supermarkets, retail outlets, public houses as well as state junior and secondary schools.

Viewing is **\*\*\*HIGHLY\*\*\*** recommended to fully appreciate what this true traditional property has to offer.

**Asking Price £215,000**



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



# Durham Close, Dukinfield, SK16 5JR

- Traditionally Built Three Bedroom Middle-Mews Property
- Close To All Amenities
- Off-Road Vehicular Parking
- Good Commuter Links
- Modern Kitchen
- Viewing Essential

## GROUND FLOOR

### Porch

4'11" x 3'11" (1.5 x 1.2)

Comprises of tiled flooring, radiator. The porch also houses the gas and electric meters.

### Living Room

13'9" x 12'9" (4.2 x 3.9)

Spacious family living room comprising of wood effect laminate flooring, uPVC double-glazing, radiator and gas fire (Gas fire is currently capped).

### Dining Room

7'2" x 9'10" (2.2 x 3.0)

Suitable for family dining and comprises of wood effect laminate flooring, uPVC French doors that lead out to the enclosed landscaped garden, radiator.

### Kitchen

5'6" x 9'10" (1.7 x 3.0)

A stylish modern kitchen comprising of wood effect laminate flooring,

worktops, modern gloss integrated wall and base units, tiled splashback, half round stainless steel sink, integrated appliances, hob, oven, extractor fan and uPVC double-glazing. The Ideal combination condensing boiler is also located in the kitchen.

## FIRST FLOOR

### Landing

#### Bedroom 1 (Large double)

7'6" x 13'5" (2.3 x 4.1)

Comprises of fitted carpet, uPVC double-glazed window, radiator.

#### Bedroom 2 (Double)

7'6" x 9'6" (2.3 x 2.9)

Comprises of fitted carpet, uPVC double-glazed window, radiator.

#### Bedroom 3/Study

5'2" x 7'2" reduces to 1'11" x 2'3" (1.6 x 2.2 reduces to 0.6 x 0.7)

Comprises of fitted carpet, uPVC double-glazed window, radiator and integrated storage/airing cupboard.

### Bathroom/WC

5'2" x 4'11" (1.6 x 1.5)

Modern white suite comprising of tiled flooring and part-tiled walled finish, low-level WC, pedestal wash hand basin, panelled bath with shower over, extractor fan, radiator and uPVC double-glazed window.

## EXTERNAL

To the front there is a low maintenance lawn section along with a tarmac driveway providing off road parking. Directly opposite the house there is an allocated parking space for visitors.

To the rear there is a beautiful enclosed south facing landscaped garden.

## TENURE

Solicitors to confirm.

## COUNCIL TAX

Council Tax Band "C".

## VIEWINGS

Strictly by appointment with the Agents.



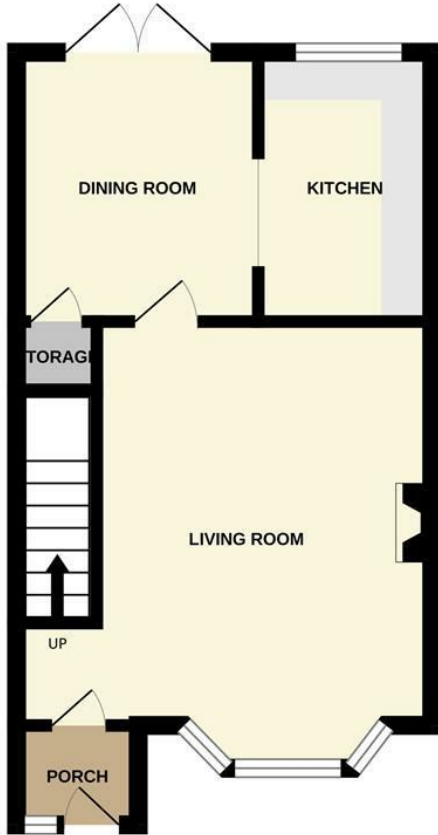
## Directions



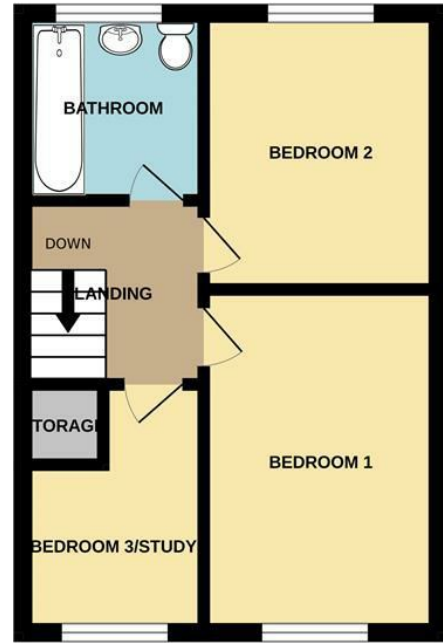


# Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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