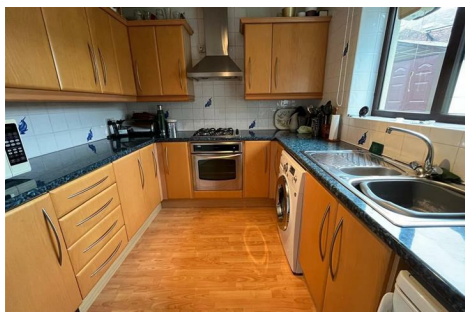


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## Kenyon Avenue, Dukinfield, SK16 5AR

Substantially extended and well-maintained, this five-bedroom dormer style semi-detached property is well positioned in a popular cul-de-sac location which has good access to all local amenities and several junior and high schools.

Only an internal inspection will fully reveal the size and flexibility of the accommodation on offer which is, in our opinion, ideally suited to a growing family.

**Offers Over £300,000**



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



# Kenyon Avenue, Dukinfield, SK16 5AR

- Deceptively Spacious Dormer Style Semi-Detached
- Two Reception Rooms And Good Size uPVC Double-Glazed Conservatory
- Well-Maintained Accommodation Throughout
- Five Bedrooms (One To Ground Floor)
- Good Size Corner Plot With Ample Off-Road Parking
- Ideally Suited To A Growing Family
- Ground Floor Shower Room and First Floor Bathroom
- Well Regarded Cul-de-Sac Location
- Good Size Low Maintenance Garden Plot

## The Accommodation Briefly Comprises:

Entrance hallway, lounge with feature fireplace, dining room with access to the uPVC double-glazed conservatory, separate kitchen with integrated appliances, bedroom 5, shower room/WC.

To the first floor there are four further bedrooms each with built-in storage space, family bathroom/WC.

Externally, the front garden has been taken over to provide off-road vehicular parking. The driveway extends to the left-hand side of the property and leads to a detached garage. The good size rear garden plot is mainly flagged and Astro-turfed for each of maintenance and there are mature border plants and shrubs.

All local amenities are within easy reach including several local junior and high schools making the property ideally suited to family accommodation. The neighbouring town centres of Ashton, Stalybridge and Hyde are also readily accessible and there are good commuter links available.

For the security conscious, an alarm system is in place.

## The Accommodation In Detail Comprises:

### GRUND FLOOR

#### Entrance Hallway

uPVC double-glazed front door and side lights, built-in storage cupboard, central heating radiator.

#### Lounge

14'1 x 12'2 (4.29m x 3.71m)

Feature fireplace with living flame coal effect gas fire, uPVC double-glazed window, central heating radiator.

#### Inner Hallway

#### Dining Room

11'5 x 10'7 (3.48m x 3.23m)

Laminate flooring, understairs storage cupboard, central heating radiator, access to the conservatory.

#### Conservatory

uPVC double-glazed with French doors onto the rear garden, solid roof, laminate flooring, three central heating radiators.

#### Kitchen

9'7 x 8'4 (2.92m x 2.54m)

One and a half bowl single drainer stainless steel sink unit, a range of wall and floor mounted units, built-in stainless steel oven, four-ring gas hob with chimney hood over, plumbing for automatic washing machine, fully tiled, laminate flooring, uPVC double-glazed window, plinth heater.

#### Bedroom 5

10'5 x 4'11 (3.18m x 1.50m)

uPVC double-glazed window, central heating radiator.

#### Shower Room/WC

8'0 x 5'8 (2.44m x 1.73m)

White suite having shower cubicle, pedestal wash hand basin, low-level WC, fully tiled, laminate flooring, central heating radiator.

### FIRST FLOOR

#### Landing

Central heating radiator.

#### Bedroom 1

9'10 x 9'3 (3.00m x 2.82m)

Built-in storage cupboard, uPVC double-glazed window, central heating radiator.

#### Bedroom 2

9'4 x 8'6 (2.84m x 2.59m)

Built-in storage cupboard, uPVC double-glazed window, central heating radiator.

#### Bedroom 3

12'6 reducing to 9'4 x 8'9 reducing to 4'9 (3.81m reducing to 2.84m x 2.67m reducing to 1.45m)

A full range of built-in wardrobes (please note a section of the wardrobes would have to be removed to accommodate a bed), uPVC double-glazed window, central heating radiator, built-in central heating boiler/storage cupboard.

#### Bedroom 4

8'1 x 6'5 (2.46m x 1.96m)

Built-in storage cupboard, uPVC double-glazed window, central heating radiator.

#### Bathroom/WC

5'11 x 5'11 part restricted headroom (1.80m x 1.80m part restricted headroom)

White suite having panelled bath with shower over, pedestal wash hand basin, low-level WC, fully tiled, laminate flooring, uPVC double-glazed window, central heating radiator.

### EXTERNAL

The front garden has been taken over to provide off-road vehicular parking. The driveway extends to the gable elevation of the property and leads to a detached garage.

The rear garden has flagged and Astro-turfed sections for each of maintenance and there are borders which are well stocked with mature plants and shrubs.

### TENURE

Tenure is Freehold - Solicitors to confirm.

### COUNCIL TAX

Council Tax Band "C".

### VIEWINGS

Strictly by appointment with the Agents.

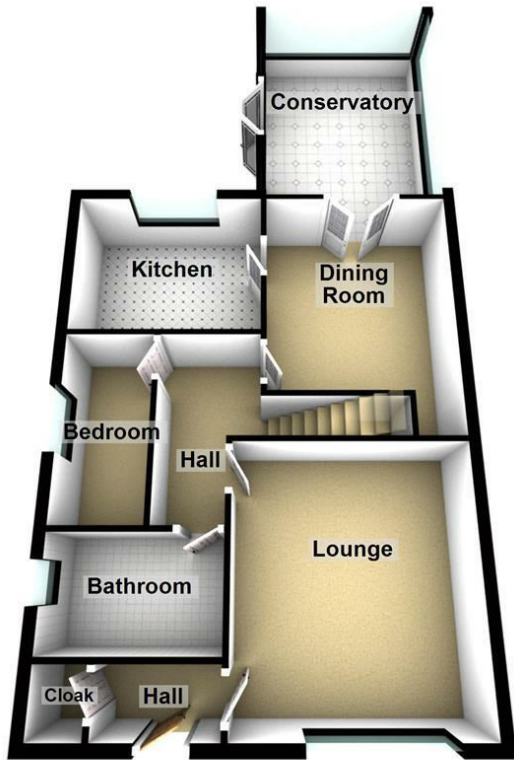


## Directions



# Floor Plan

Ground Floor



First Floor



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.

