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## Winchester Road, Dukinfield, SK16 5DQ

Situated within one of the areas most sought after localities, this dormer style three-bedroom detached property enjoys delightful open aspects to both front and rear and boasts deceptively spacious accommodation which provides three reception rooms plus a uPVC double-glazed conservatory.

The stunning views to both front and rear can only be fully appreciated with an inspection of the property and we are of the opinion that it will meet the requirements of a wide range of prospective purchasers due to its size, condition and position.

**Offers Over £370,000**

# Winchester Road, Dukinfield, SK16 5DQ

- Substantial Three-Bedroom Detached Property
  - Shower Rooms/WCs To Both Ground And First Floor
  - Good Size Driveway And Attached Garage
  - Internal Inspection Simply Essential
- Well Presented And Maintained To A High Standard
  - Delightful Open Aspect To The Front With Stunning Countryside Views To The Rear
  - Well Regarded Locality
- Three Reception Rooms Plus uPVC Double-Glazed Conservatory
  - Large Garden Plot Abutting the Countryside
  - Offered For Sale With No Onward Chain

### The Accommodation Briefly Comprises:

Large entrance hallway, lounge with feature fireplace, fully fitted kitchen, dining room with patio doors onto the rear garden, sitting room with patio doors into the uPVC double-glazed conservatory, ground floor shower/wet room with WC.

To the first floor there are three well proportioned bedrooms, the two rear bedrooms having fitted wardrobes, larger shower room with modern white suite.

Externally, the property sits behind a good size lawned garden with a driveway which provides off-road parking for several vehicles leading to an attached garage. The delightful rear garden has a flagged patio with further substantial garden area which abuts open countryside.

The property is located in a highly sought after location and is within easy reach of all local amenities including several local and junior high schools. Stalybridge, Ashton and Hyde town centres can be easily reached and these provide a wide range of further amenities and excellent commuter links. For those who enjoy the open countryside, the property is considered to be ideal and for golfers, Dukinfield Gold Club is also within close proximity.

### The Accommodation In Detail Comprises:

#### GROUND FLOOR

##### Entrance Hallway

13'7 x 8'9 (4.14m x 2.67m)  
uPVC double-glazed front door and side light, built-in storage cupboard, further aluminium double-glazed window, central heating radiator.

##### Inner Hallway

##### Lounge

16'9 x 11'5 (5.11m x 3.48m )  
Feature fireplace, uPVC double-glazed window, central heating radiator.

##### Kitchen

9'3 x 8'8 (2.82m x 2.64m)  
One and a half bowl single drainer stainless-steel sink unit, a range of wall and floor mounted units, plumbing for automatic washing machine, uPVC double-glazed window, part-tiled, central heating radiator.

##### Dining Room

12'5 x 8'5 (3.78m x 2.57m)  
uPVC double-glazed patio doors onto the rear garden, central heating radiator.

##### Sitting Room

12'5 x 12'1 (3.78m x 3.68m)  
uPVC double-glazed patio doors to the conservatory, central heating radiator.

##### Conservatory

11'10 x 9'6 (3.61m x 2.90m)  
uPVC double-glazed, recess spotlights, French doors onto the rear garden.

##### Shower/Wet Room

6'3 x 5'7 (1.91m x 1.70m)  
Having shower area, wash hand basin, low-level WC, aluminium double-glazed window, full tiled, central heating radiator.

#### FIRST FLOOR

##### Landing

##### Bedroom 1

17'1 x 9'10 maximum measurement (5.21m x 3.00m maximum measurement)  
Part restricted headroom.  
Fitted wardrobes, aluminium double-glazed window, central heating radiator.

##### Bedroom 2

12'0 x 10'0 maximum measurement (3.66m x 3.05m maximum measurement)  
Part restricted headroom  
Fitted wardrobes, aluminium double-glazed window, central heating radiator.

##### Bedroom 3

18'0 x 8'11 maximum measurement (5.49m x 2.72m maximum measurement)  
Including central built-in cupboard area  
uPVC double-glazed window, central heating radiator.

##### Shower Room/WC

11'4 x 5'6 (3.45m x 1.68m)  
Modern white suite having shower cubicle, pedestal wash hand basin, low-level WC, part-tiled, uPVC double-glazed window, central heating radiator.

#### EXTERNAL

The property sits behind a good size lawned front garden. There is a driveway which provides off-road parking for several vehicles and this leads to an attached brick built garage.

The larger than average rear garden abuts the open countryside and is laid mainly to lawn and has a flagged patio with mature border plants and shrubs.

#### TENURE

Tenure is Freehold - Solicitors to confirm.

#### COUNCIL TAX

Council Tax Band "D".

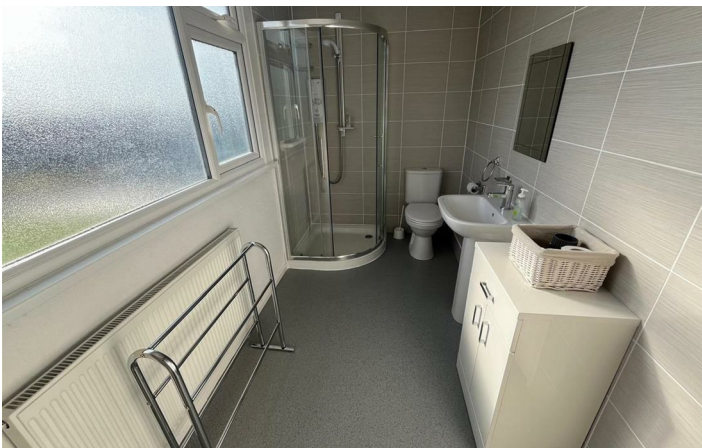
#### VIEWINGS

Strictly by appointment with the Agents.



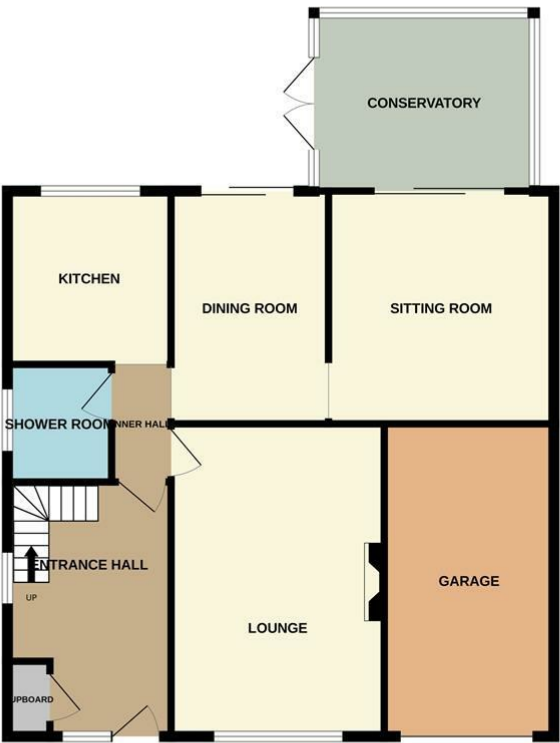
### Directions





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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