

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

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



Angel Close, Dukinfield, SK16 4XA

Occupying a delightful cul-de-sac position within a well regarded residential location, this superbly presented four-bedroom detached property occupies a good size mature garden plot and is, in our opinion, ideally suited to a growing family.

The living space has been augmented with introduction of a large uPVC double-glazed conservatory which overlooks the well stocked rear garden area.

Offers Over £360,000

Angel Close, Dukinfield, SK16 4XA

- Four-Bedroom Detached Family House
- Excellent Condition Throughout
- Large Driveway With Ample Off-Road Parking And An Integral Garage
- Good Size Mature Garden Plot
- Large uPVC Double-Glazed Conservatory
- Maintained To A Particularly High Standard
- Popular Cul-de-Sac Location
- Well Placed For Local Schools
- Good Commuter Links
- Internal Inspection Highly Recommended

The Accommodation Briefly Comprises:

Entrance hallway with access to the integral garage, good size through living room with feature fireplace and patio doors into the conservatory, dining room open to the modern kitchen which has integrated appliances, a good size uPVC double-glazed conservatory.

To the first floor there are four well proportioned bedrooms with the two main bedrooms having fitting wardrobes and bedroom furniture, family bathroom/WC with white suite.

Externally, there is a good size block-paved driveway providing off-road parking for several vehicles and a well stocked front garden laid mainly to law. To fully enclosed rear garden is larger than average and has patio areas with further lawned gardens and mature border plants and shrubs.

The property is well located for all amenities with good access to all the neighbouring town centres. Several local junior and high schools are also within easy reach and there are good commuter links to Manchester City Centre.

The Accommodation In Detail Comprises:

GROUND FLOOR

Entrance Hallway

uPVC double-glazed front door and side lights, understairs storage cupboard, karndean flooring, central heating radiator.

Living Room

23'6 x 11'3 reducing to 8'4 (7.16m x 3.43m reducing to 2.54m) Double-glazed patio doors into the conservatory, central heating radiator.

Dining Room

10'11 x 8'10 (3.33m x 2.69m) Karndean flooring, double-glazed patio doors to conservatory, central heating radiator.

Kitchen

9'0 x 7'6 (2.74m x 2.29m) Single drainer sink unit, a range of wall and floor mounted

units, quartz work surfaces, integrated stainless-steel oven with five-ring gas hob, integrated dishwasher, integrated fridge and freezer, plumbing for automatic washing machine, part-tiled, karndean flooring, uPVC double-glazed window.

Conservatory

16'5 x 13'0 reducing to 7'9 (5.00m x 3.96m reducing to 2.36m) uPVC double-glazed, contemporary central heating radiator, two further electric radiators, karndean flooring.

FIRST FLOOR

Landing

Built-in storage cupboard, loft access.

Bedroom 1

12'7 x 11'10 (3.84m x 3.61m) Built-in wardrobes and fitted bedroom furniture, uPVC double-glazed window, central heating radiator.

Bedroom 2

10'11 x 8'9 (3.33m x 2.67m) Fitted wardrobes and bedroom furniture, uPVC double-glazed window, central heating radiator.

Bedroom 3

10'7 x 6'7 (3.23m x 2.01m) Two uPVC double-glazed windows, central heating radiator.

Bedroom 4

9'7 x 6'6 including bulkhead (2.92m x 1.98m including bulkhead) uPVC double-glazed window, central heating radiator.

Bathroom/WC

White suite having panelled bath with shower over plus Victorian style shower tap attachment, low-level WC, pedestal wash hand basin, full tiled, tiled floor, recess spotlights, uPVC double-glazed window, heated chrome towel rail.

EXTERNAL

There is a substantial block-paved driveway providing off-road parking for several vehicles and this leads to an integral single garage (16'6 x 8'3) with power and lighting.

The front garden is laid mainly to lawn with mature border plants and shrubs.

The fully enclosed rear garden has a large flagged patio area with further lawned sections having mature borders, shrubs and trees which provide a good level of privacy.

TENURE

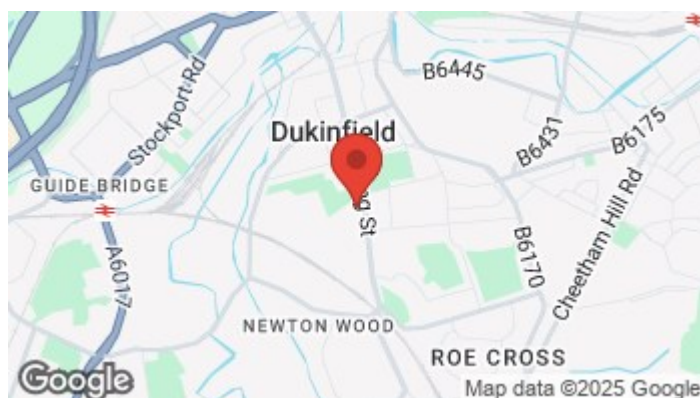
Tenure is Freehold - Solicitors to confirm.

COUNCIL TAX

Council Tax Band "D".

VIEWINGS

Strictly by appointment with the Agents.



Directions



Floor Plan



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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