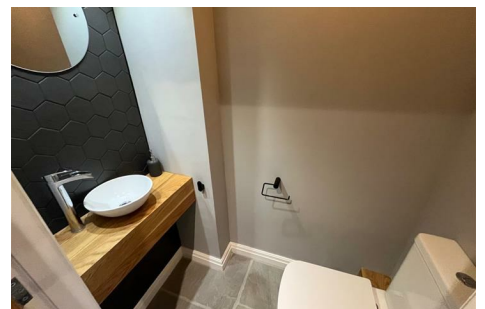


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Westminster Way, Dukinfield, SK16 5BQ

This superbly presented, three bedroom semi detached property has been extended providing larger than average living accommodation and is set within a large corner garden plot with off road parking for numerous vehicles having two secure driveways plus a separate, detached, brick built garage. The property has been comprehensively up-graded with a stunning dining kitchen area and only an internal inspection will fully reveal the size and quality of the accommodation on offer. Ideally suited to a growing family or those looking for additional secure storage/parking the property is offered for sale with No Forward Chain and is presented to a "show house" standard.

The property is situated within the ever popular and convenient Richmond Park estate which has good access to several local junior and high schools as well as all the neighbouring Town Centres which provide a wide range of shopping and recreational amenities. There are also good commuter links all of which indicate that the property would be ideally suited to a growing family.

Offers Over £305,000

Westminster Way, Dukinfield, SK16 5BQ

- Extended 3 Bedroom Family House
- Stunning Dining Kitchen with Integrated Appliances
- Presented to a High Standard
- Internal Inspection Simply Essential
- Large Corner Garden Plot
- Ever Popular Richmond Park Location
- Utility Room with Separate Ground Floor Cloaks/WC
- 2 Secure Driveways Plus Detached Garage
- Numerous Schools with Walking Distance
- No Forward Vendor Chain

Contd.....

The Accommodation briefly comprises:

Entrance Porch, Living Room with feature wood burning stove, extended Dining Kitchen with full range of contemporary floor and wall mounted units with integrated appliances, separate Utility Room with Belfast style sink, separate Cloaks/WC

To the first floor there are 3 well proportioned Bedrooms plus Family Bathroom/WC with white suite

Externally the property occupies a large corner garden plot with secure driveways to the side and rear of the property providing ample off road parking with the rear driveway leading to a Detached brick built Garage. Away from the driveway areas there are flagged patios and lawned garden sections.

The Accommodation in Detail:

Entrance Porch

uPVC double glazed front door and window, laminate flooring

Living Room

14'2 x 13'3 (4.32m x 4.04m)

Feature wood burning stove, uPVC double glazed bow window, laminate flooring, central heating radiator

Dining Kitchen

14'2 reducing to 7'3 x 19'4 reducing to 9'8 (4.32m reducing to 2.21m x 5.89m reducing to 2.95m)
"L" shaped room, recently re-fitted contemporary kitchen having one and a half bowl single drainer

composite granite sink unit, range of wall and floor mounted units, solid wooden work surfaces, integrated fridge freezer, integrated dishwasher, Leisure Cookmaster dual fuel range cooker, breakfast bar, understairs storage cupboard, vinyl flooring, recessed spotlights, double glazed Velux window, uPVC double glazed window, central heating radiator

Utility Room

9'6 x 6'0 maximum (2.90m x 1.83m maximum)

"L" shaped. Belfast style inset sink with base storage unit, wooden work surfaces, plumbed for automatic washer/dryer, uPVC double glazed rear door and window, stone tile floor, contemporary electric radiator, recessed spotlights, loft access

Cloaks/WC

Contemporary fittings having low level WC, wash hand basin, stone tile floors, recessed spotlights

First Floor:

Landing

Bedroom (1)

13'10 x 8'2 (4.22m x 2.49m)

uPVC double glazed window, central heating radiator

Bedroom (2)

9'10 x 8'2 (3.00m x 2.49m)

uPVC double glazed window, central heating radiator

Bedroom (3)

9'4 x 5'9 (2.84m x 1.75m)

(including bulkhead storage cupboard). uPVC double glazed window, central heating radiator, main loft access.

Bathroom/WC

5'9 x 5'5 (1.75m x 1.65m)

White suite having panel bath with shower over, pedestal wash hand basin, low level WC, fully tiled, tiled floor, heated chrome towel rail/radiator, uPVC double glazed window

Externally:

The front garden is laid mainly to lawn with attractive border plants and shrubs. Whilst the good sized, wrap around, corner plot has a driveway to the gable elevation plus further driveway to the rear providing off road, secure, parking for several vehicles. Within the rear garden there is also a Detached brick built Garage which has power and lighting. The rear garden plot has flagged patio and lawned sections.

TENURE

Tenure is freehold - Solicitors to confirm.

COUNCIL TAX

Council Tax Band 'C'

VIEWINGS

Strictly by appointment.



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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