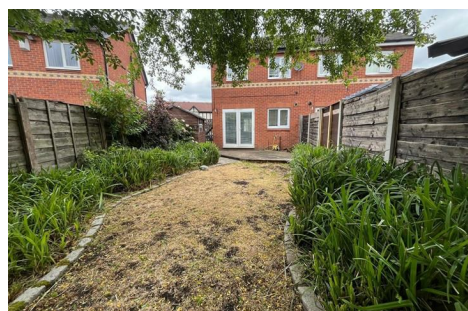


18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

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Eaton Close, Dukinfield, SK16 5SB

Situated within a popular cul de sac on the well regarded Richmond Park Estate this three bedroom, semi detached property is offered for sale with no forward vendor chain and is likely to suit a wide range of prospective purchasers. The property is within easy reach of all local amenities with several junior and high schools also being within the vicinity.

The property enjoys excellent commuter links and is within easy reach of all the neighbouring town centres which provide a wide range of shopping and recreational amenities. The close proximity of several junior and high schools makes the property ideally suited to a growing family.

Offers Over £250,000

Eaton Close, Dukinfield, SK16 5SB

- 3 Bedroom Semi Detached Property
 - Pleasant Garden Plot
 - Wardrobes/Storage to all Bedrooms
 - Good Commuter Links
- Popular Richmond Park Cul de Sac Location
 - No Onward Chain
 - Good Sized Living Room with Dining Area
- Re-fitted Kitchen with Integrated Appliances
 - Neutral Decor Throughout
 - Driveway Providing Off Road Vehicular Parking

Contd.....

The Accommodation briefly comprises:

Entrance Hallway, Living Room with feature fireplace and bay window, Dining Area with French doors onto the rear garden, separate Kitchen with integrated appliances

To the first floor there are 3 Bedrooms (each with fitted wardrobes/storage), Bathroom/WC with modern white suite

Externally there is a lawned front garden with a driveway providing off road vehicular parking. To the rear the fully enclosed garden area has a timber decked patio with further garden section beyond.

The Accommodation in Detail:

Entrance Hallway

Double glazed composite style security door, laminate flooring central heating radiator, double glazed window

Living Room

13'2 increasing to 14'11 into bay x 11'1 maximum (4.01m increasing to 4.55m into bay x 3.38m maximum)
Feature fireplace with living flame, coal effect gas fire, double glazed bay window,

understairs storage cupboard, laminate flooring, central heating radiator

Dining Area

10'4 x 7'8 (3.15m x 2.34m)
uPVC double glazed French doors, laminate flooring, central heating radiator

Kitchen

10'3 x 6'2 (3.12m x 1.88m)
Modern range of wall and floor mounted units, one and a half bowl single drainer stainless steel sink unit, four ring ceramic hob, built-in oven, stainless steel chimney hood, integrated dishwasher, integrated fridge freezer, breakfast bar, plumbed for automatic washing machine, part tiled, laminate flooring, uPVC double glazed window

First Floor:

Landing

Loft access, built-in storage cupboard

Bedroom (1)

10'10 x 8'10 (3.30m x 2.69m)
Built-in storage wardrobes, double glazed window, laminate flooring, central heating radiator

Bedroom (2)

9'7 x 7'6 (2.92m x 2.29m)
Fitted wardrobes, uPVC double glazed window, central heating radiator

Bedroom (3)

6'4 x 6'6 increasing to 8'3 (1.93m x 1.98m increasing to 2.51m)
Built-in wardrobe with storage units below, uPVC double glazed window, central heating radiator

Bathroom

7'5 x 4'10 (2.26m x 1.47m)
Panel bath with shower over, pedestal wash hand basin, low level WC, part tiled, heated chrome towel rail/radiator, uPVC double glazed window

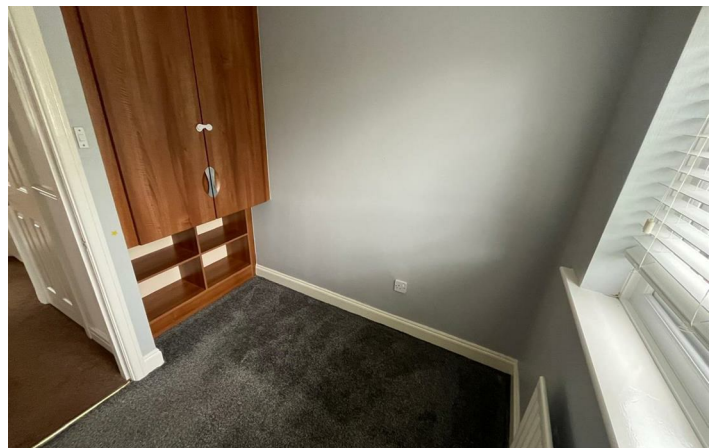
Externally:

The front garden is laid to lawn, there is a driveway to the gable elevation providing off road vehicular parking.

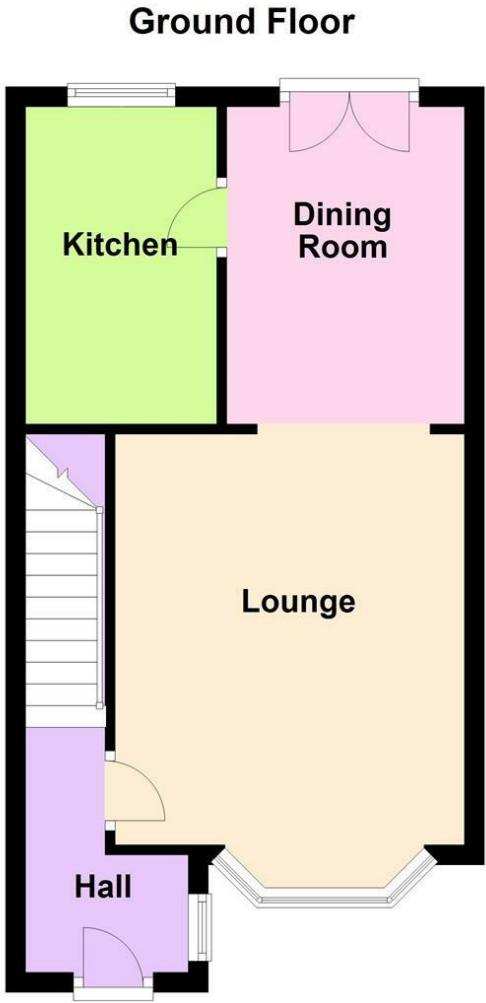
The enclosed rear garden has timber decking and a flagged patio area with a further garden section with mature border plants and shrubs.



Directions



Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

