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## Elm Tree Drive, Dukinfield, SK16 5HQ

Situated in a popular and convenient location, this three-bedroom semi-detached property is within easy reach of all local amenities and is ideally suited to a growing family. The property has been well maintained and boasts a modern fitted kitchen and white shower room suite. There is a good size driveway to the front of the property providing off-road parking for several vehicles.

**Offers Over £200,000**

# Elm Tree Drive, Dukinfield, SK16 5HQ

- Three-Bedroom Semi-Detached Property
  - uPVC Double-Glazing And Gas-Fired Central Heating
  - No Onward Vendor Chain
  - Ideally Suited To A Growing Family
- Popular And Convenient Location
  - Fitted Wardrobes To Main Bedroom
  - Good Accessibility To All Amenities
- Driveway For Off-Road Parking
  - Modern Kitchen and Shower Room
  - Internal Inspection Highly Recommended

## The Accommodation Briefly

### Comprises:

Entrance hallway, lounge, dining kitchen with modern wall and floor mounted units and integrated appliances, rear hallway. To the first floor there is a landing, three well-proportioned bedrooms (the main bedroom having fitted wardrobes), modern shower room/WC.

Externally, there is a flagged driveway providing off-road vehicular parking whilst to the rear there is a fully enclosed garden area.

The property is situated in a popular and convenient location with good accessibility to all local amenities. Several local junior and high schools are also close to hand. The neighbouring town centres of Stalybridge, Ashton and Hyde are also within easy reach offering a wider range of amenities plus good commuter links.

## The Accommodation In Detail

### Comprises:

#### GROUND FLOOR

##### Entrance Hallway

uPVC double-glazed front door and side light, central heating radiator.

##### Lounge

13'1 x 12'4 reducing to 10'3 (3.99m x 3.76m reducing to 3.12m)  
Understairs storage cupboard, uPVC double-glazed window, central heating radiator.

##### Dining Kitchen

15'4 x 9'11 maximum (4.67m x 3.02m maximum)  
Single drainer stainless-steel sink unit, a range of modern wall and floor mounted units, built-in stainless-steel oven, four-ring ceramic hob with filter unit over, plumbing for automatic washing machine, part-tiled, built-in storage cupboard, uPVC double-glazed window, central heating radiator.

##### Rear Hallway

uPVC double-glazed rear door.

#### FIRST FLOOR

##### Landing

Loft access.

##### Bedroom 1

14'8 x 8'11 (4.47m x 2.72m)  
Fitted wardrobes and built-in cupboard, uPVC double-glazed window, central heating radiator.

##### Bedroom 2

9'0 x 8'7 (2.74m x 2.62m)  
uPVC double-glazed window, central heating radiator.

##### Bedroom 3

10'11 x 6'2 including bulkhead storage cupboard (3.33m x 1.88m including bulkhead storage cupboard)  
uPVC double-glazed window, central heating radiator.

##### Shower Room/WC

6'2 x 5'6 (1.88m x 1.68m)  
White suite having shower cubicle, pedestal wash hand basin, low-level WC, fully tiled, uPVC double-glazed window, central heating radiator.

#### EXTERNAL

The front garden has been flagged providing a good size driveway for several vehicles.

The fully enclosed rear garden has flagged and decked sections with mature border plants and shrubs.

#### TENURE

Tenure is Freehold - Solicitors to confirm.

#### COUNCIL TAX

Council Tax Band "A".

#### VIEWINGS

Strictly by appointment with the Agents.



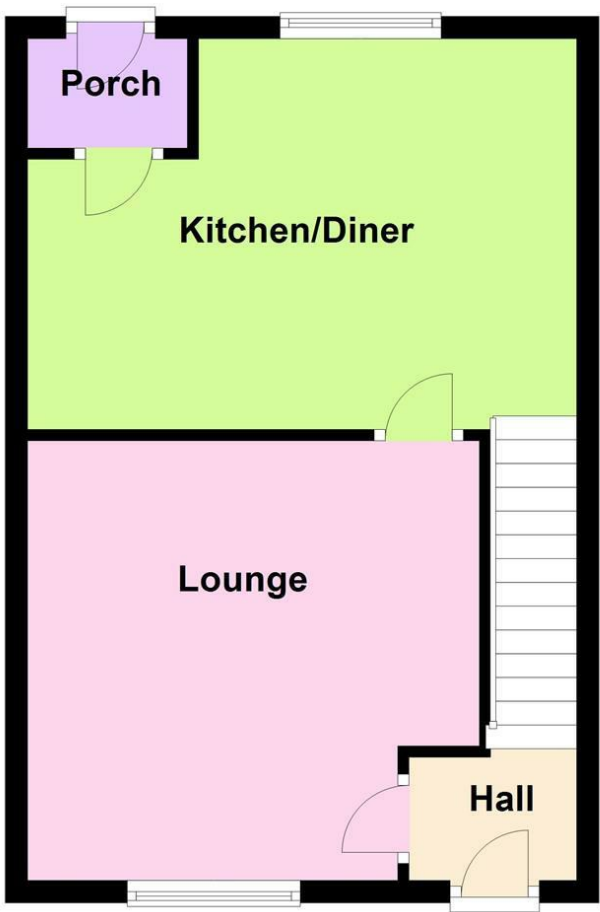
## Directions



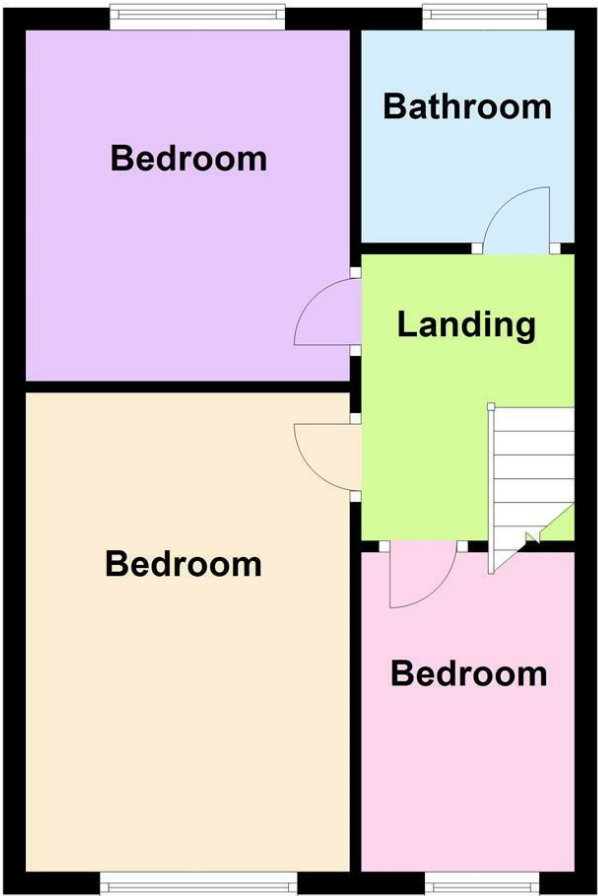


Floor Plan

Ground Floor



First Floor



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