



**2 Cathedral Court, Dunsville, DN7 4QF**  
**£269,995**

## The Property Perspective

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We are delighted to offer for sale this extended detached house located on a corner plot in this popular location with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property benefits from gas central heating and PVCu double glazing. There is a modern kitchen with appliances plus a utility room and a contemporary bathroom and WC. Items of note include feature walk in bay window to lounge, French doors to the rear plus wardrobes to bedroom 1. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining room, play room, kitchen, utility and WC. There are 4 well proportioned bedrooms plus a family bathroom accessed from the first floor landing.

The property is located on a corner plot with low maintenance gardens. There is a driveway leading to a detached single garage.

Tenure - Freehold  
Council Tax - Band C

The property comprises.

### GROUND FLOOR

#### Entrance Hall

With fitted carpets.

#### Lounge 14'11" (max) x 14'6" (max) (4.55m(max) x 4.43m(max))

Having a walk in bay window plus carpets and blinds.

#### Dining Room 11'10" x 9'1" (3.61m x 2.77m)

With fitted carpets. Leading to.

#### Games Room 12'0" x 7'9" (3.68m x 2.38m)

With recessed spot lights and carpets. French doors leading to rear garden.

#### Kitchen 10'7" x 8'5" (3.25m x 2.59m)

having a comprehensive range of modern wall and base units with complimenting laminate work tops and back boards. With oven, hob, hood, fridge freezer, freezer and dishwasher.

#### Utility 12'0" x 4'5" (3.66m x 1.36m)

Having modern units with laminate worktops and upstands. Space for washing machine and drier. With recessed spot lights and floor tiling.

#### WC 7'10" x 2'11" (2.40m x 0.90m)

Having contemporary white sanitary ware with vanity basin and tiling.

### FIRST FLOOR

#### Landing

With fitted carpets. Access to airing cupboard.

#### Bedroom 1 14'6" x 9'7" (4.44m x 2.94m)

With wardrobes, carpets and blinds.

#### Bedroom 2 10'9" (max) x 8'7" (max) (3.28m(max) x 2.63m(max))

With carpets and blinds

#### Bedroom 3 9'1" x 8'7" (2.78m x 2.63m)

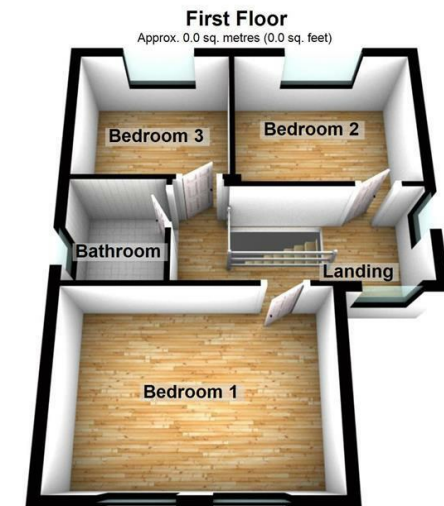
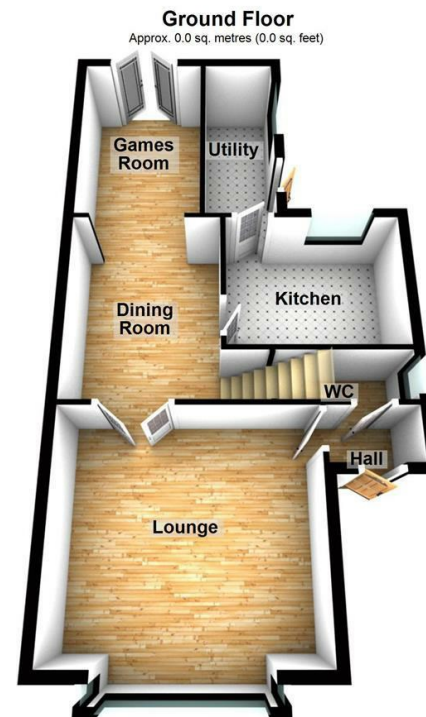
With carpets and blinds.

#### Bathroom 6'1" x 5'6" (1.86m x 1.68m)

Having modern sanitary ware with spa bath and shower over plus vanity units and recessed spot lights.

### EXTERNAL

The property is located on a corner plot with low maintenance gardens. There is a driveway leading to a detached single garage.



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.

Plan produced using PlanUp.