



Warwick Close, Richmond Park, Dukinfield, SK16 5SD

Offers in the region of £250,000

Immaculate & ready to move into is this two bedroom extended modern mews property, potentially one of the finest examples on the development from its superb resin driveway to the lovely and extended bright and airy dining kitchen and being ideally located at the end of this quiet and popular cul de sac this property will certainly create a lot of interest.

A credit to the current owner this property is certainly turn key ready and has accommodation that briefly comprises: Entrance porch, bright and airy lounge with open plan stairs a feature fire, great sized and recently refitted kitchen dining room with skylight windows flooding the room with light and patio doors to the impressive landscaped garden. To the first floor there are two great sized bedrooms and a contemporary bathroom/WC. As previously mentioned the property has a recently fitted resin driveway to the front and a great sized and sunny landscaped garden, all in all a property that you cannot afford to miss.

Immaculate Throughout - View Early to Avoid Any Disappointment!



GROUND FLOOR

Entrance Porch

Composite double glazed front door, double glazed window to side, door to lounge, decorative flooring and radiator.

Lounge

13'0" x 13'5" (3.97m x 4.10m)

Bay window to front, open plan stairs to the first floor, fitted feature fire surround, TV aerial point, decorative flooring, glazed door to the extended fitted dining kitchen, radiator.

Extended Kitchen/Dining Room

14'0" x 13'5" (4.26m x 4.10m)

Fitted with a matching range of high gloss base and eye level units with worktop space over, 1 1/4 single drainer sink unit and mixer tap, space for fridge/freezer, dishwasher and wine cooler, double oven and hob with extractor hood over, plumbing and space for automatic washing machine, window to rear, double glazed patio doors to the landscaped rear garden, gas central heating boiler, decorative flooring, inset ceiling spot lights, sky light windows flooding the room with light, part tiled walls, space for dining table, TV aerial point, radiator.

FIRST FLOOR

Landing

Access to partially boarded roof void.

Bedroom 1

11'3" x 10'1" (3.42m x 3.07m)

Window to front, over stairs recess wardrobe, wooden flooring and radiator.

Bedroom 2

9'9" x 7'9" (2.98m x 2.35m)

Window to rear, radiator.

Bathroom/WC

Window to rear, contemporary fitted bathroom with excellent sized shower cubicle with mixer shower, vanity wash hand basin, low level WC, heated towel rail.

OUTSIDE

Gardens & Parking

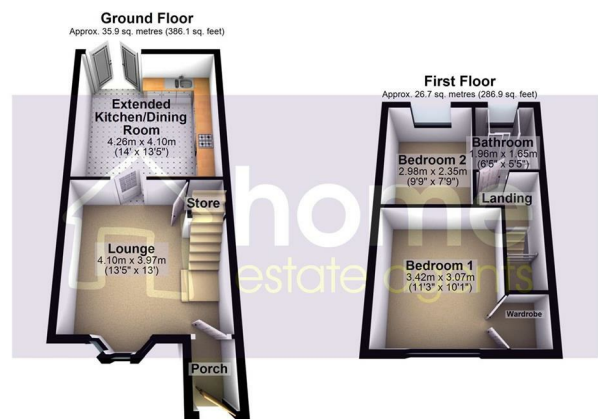
Recently fitted resin driveway to the front, whilst to the rear is a great sized and sunny landscaped garden being mainly paved with seating areas, raised patio area, composite and timber fencing, decked patio area and greenhouse.

DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any

proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.



Total area: approx. 62.5 sq. metres (673.0 sq. feet)

