



28 Warwick Close, Dukinfield, SK16 5SD

Offers Over £250,000

Are you a first time buyer ready to get on the property ladder? Looking for a modern home where the hard work has already been done for you? Or perhaps you're downsizing but don't want to compromise on style? Whatever your reason for moving, this one deserves a closer look.

This stylish, extended two bedroom mews property on the ever popular Richmond Park Estate in Dukinfield has seen plenty of investment over the past two years, with some fantastic upgrades throughout. The kitchen is a real standout, featuring integrated Samsung appliances, including a full height fridge and freezer, dual cook oven and warming drawer, alongside a stunning kitchen island that makes this a space you'll love spending time in.

As you approach the property, you'll find a smart resin driveway complete with an EV charging point. Step inside to a handy entrance vestibule which opens into the lounge. The addition of a media wall, complete with a living flame effect electric fire, creates a cosy spot to unwind at the end of the day.

To the rear, the original footprint has been extended to create an impressive dining kitchen, with plenty of room to cook, eat and entertain. There's also a dedicated seating area beneath Velux windows, bringing in plenty of natural light, while double doors open directly onto the rear garden.

28 Warwick Close

, Dukinfield, SK16 5SD

Offers Over £250,000



Then there's the location. For families, the area is well served by a number of well regarded local schools, including St Mary's RC Primary School, Yew Tree Primary School and Ravensfield Primary School, alongside All Saints Catholic High School and Rayner Stephens High School. School admissions and catchment arrangements should be checked directly with the relevant authority.

Dukinfield offers plenty to enjoy, from exploring the historic woodland walks at Gorse Hall to making use of the range of local amenities, including a gym, playgrounds, library, chemist and supermarket. Everything you need for day to day living is close at hand. Plus Hyde North train station is just 5 minutes walk away, making commuting a breeze.

Entrance Porch

Window to side. Door.

Lounge

14'9" x 11'10" (4.50m x 3.61m)

Double glazed bay window to front elevation. Media wall with inset living flame effect electric fire. Ceiling light. Radiator. Stairs leading to first floor. Door to:

Kitchen

10'10" x 11'10" (3.30m x 3.61m)

Fitted with a matching range of base and eye level units with coordinating worktop space over. Matching Kitchen island. Integrated full height fridge. Integrated full height freezer. I inset sink and drainer with mixer tap, breakfast

bar, integrated fridge/freezer, dishwasher and washing machine, built-in double oven, built-in hob with extractor hood over, inset ceiling downlights. Open plan to dining area. door to:

Seating Area

6'9" x 9'6" (2.06m x 2.90m)

Open plan with kitchen. Window to rear. Two skylights. Double doors to garden. Down lights to ceiling.

Stairs and Landing

6'3" x 4'11" (1.91m x 1.49m)

Doors to all first floor rooms.

Bedroom One

11'5" x 11'10" (3.48m x 3.61m)

Window to front elevation. Radiator. Ceiling light.

Bedroom Two

10'10" x 6'7" (3.30m x 2.01m)

Good sized single bedroom. Double glazed window to rear elevation. Double doors leading to storage cupboard. Wall mounted combi boiler. Radiator. Ceiling light.

Bathroom

7'7" x 4'11" (2.31m x 1.50m)

Recently refitted with three piece suite comprising panelled bath with shower over and glass shower screen, hand wash basin with vanity unit, and low level flush wc. Panelled walls. uPvc double glazed window to rear elevation. Heated towel rail.

Outside and Gardens

To the front a resin off road parking for one car,

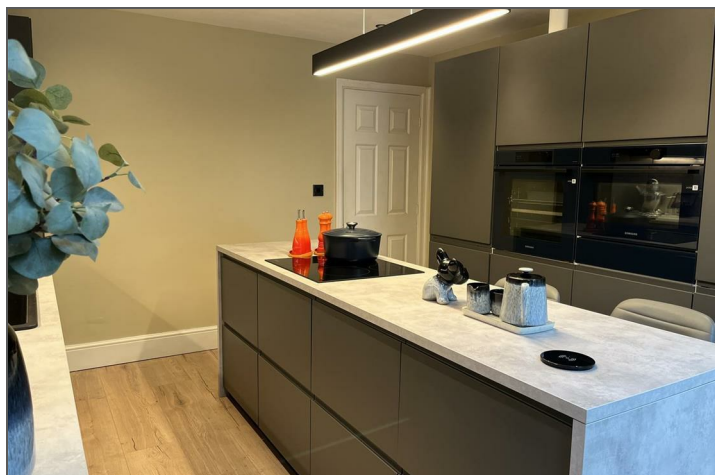
with an additional allocated parking space opposite. To the rear of the property there is a private low maintenance garden laid with decking and artificial lawn with a additional patio area.

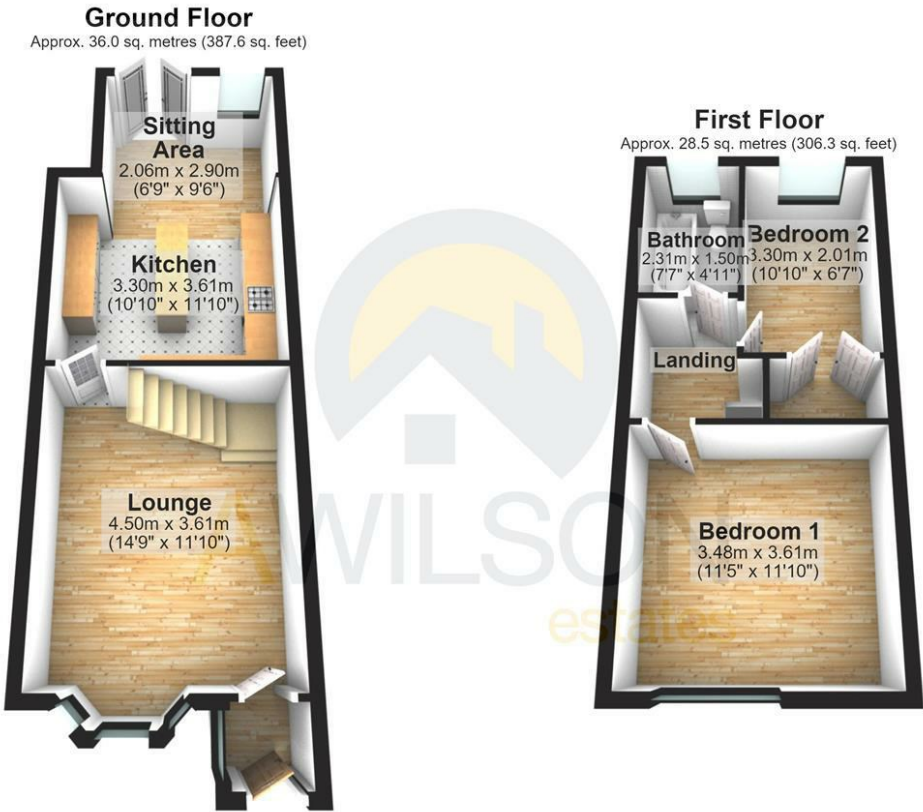
Additional Information

Council Tax Band: B

Tenure: Leasehold

EPC Rating: C





Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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

122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 Sales 0161 303 0778 Email: info@awilsonestates.com www.awilsonestates.com