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Saxon Avenue, Dukinfield, SK16 4TS

Occupying a cul de sac position this, larger than average, three bedroom semi detached property benefits from a modern fitted kitchen with integrated appliances and a stylishly re-fitted contemporary bathroom and is ideally suited to a growing family. The property boasts two reception rooms and ample off road parking to the concrete in-print driveway to the front of the property with a larger than average garden area to the rear.

The property is well positioned for easy access to all local amenities including several local junior and high schools, public transport links and Dukinfield Park.

Price £210,000



**CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS**



Saxon Avenue, Dukinfield, SK16 4TS

- Well Proportioned Semi Detached Property
- Re-fitted Family Bathroom
- uPVC Double Glazing/Gas Fired Central Heating
- Good Commuter Links
- 2 Reception Rooms plus Re-fitted Kitchen
- Well Placed for Local Junior and High Schools
- Concrete Imprint Driveway to the Front
- 3 Good Sized Bedroom
- Close to Dukinfield Park
- Good Sized Astro-turfed Rear Garden

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The Accommodation briefly comprises:

Entrance Hallway, lounge, separate dining room, fully fitted modern kitchen with integrated appliances

To the first floor there are 3 well proportioned bedrooms plus modern stylishly re-fitted Bathroom/WC

Externally the property occupies a good sized plot with driveway providing ample off road park whilst the fully enclosed rear garden has an Astro-turfed finish.

The Accommodation in Detail:

Entrance Hallway

Composite style front door, laminate flooring.

Lounge

13'4 x 12'0 (4.06m x 3.66m)

Laminate flooring, uPVC double glazed window, central heating radiator, understairs storage cupboard.

Dining Room

12'11 x 9'2 maximum (3.94m x 2.79m maximum)

Laminate flooring, uPVC double glazed window, central heating radiator.

Kitchen

9'11 x 9'2 (3.02m x 2.79m)

One and a half bowl single drainer stainless steel sink unit, range of modern wall and floor mounted units, built-in oven and microwave, built-in four ring gas hob with extractor unit over, plumbed for automatic washing machine and dryer, plumbed for dishwasher, laminate flooring, part tiled, composite style security door, recessed spotlights.

First Floor:

Landing

Loft access, uPVC double glazed window.

Bedroom (1)

13'3 x 12'0 (4.04m x 3.66m)

Built-in storage cupboard, laminate flooring, uPVC double glazed window, central heating radiator.

Bedroom (2)

9'3 x 8'10 plus door recess (2.82m x 2.69m plus door recess)

Laminate flooring, uPVC double glazed window, central heating radiator.

Bedroom (3)

7'2 reducing to 6'6 x 9'3 reducing to 6'1 (2.18m reducing to 1.98m x 2.82m reducing to 1.85m)

Laminate flooring, uPVC double glazed window, central heating radiator.

Bathroom/WC

6'6 x 5'10 (1.98m x 1.78m)

Modern white suite having panel bath with shower tap attachment, wash hand basin with vanity storage unit, low level WC, fully tiled, tiled floor, recessed spotlights, uPVC double glazed window, heated towel rail/radiator.

Externally:

The front garden has been converted to a driveway and has a concrete imprint finish.

The larger than average rear garden has an Astro-turfed finish.



Directions



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating	
Council	Household
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	
81	
67	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Council	Household
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	
EU Directive 2002/91/EC	
England & Wales	