DAWSONS

Property Professionals since 1925

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Maurice Close, Dukinfield, SK16 5JD

Dawsons are pleased to bring to market this well presented, semi detached property. Occupying a delightful cul de sac position, the flexible accommodation would be ideal for a wide range of potential purchasers from growing families to those looking to downsize. The property also offers a detached garage and driveway. Internal inspection is highly recommended.

Offers Over £240,000

Maurice Close, Dukinfield, SK16 5JD

- Two bedroom semi detached
- Popular and convenient cul de sac location
- Well proportioned flexible accommodation
- Two bathrooms
- Well maintained gardens
- Internal inspection highly recommended
- Detached garage and driveway
- Gardens to front and rear
- Close to junior and high schools

Ground floor

Hallway
uPVC door, stairs leading to first floor, doors leading to:

Reception room
10' x 14' (3.05m x 4.27m)
uPVC double glazed window, gas central heating radiator.

Kitchen
10' x 13' (3.05m x 3.96m)
uPVC double glazed window, range of wall and floor mounted units, space for cooker, extractor fan, part tiled, single drainer stainless steel sink, space for fridge freezer, door leading to porch.

Rear Porch
9' x 4' (2.74m x 1.22m)
uPVC double glazed windows, plumbing for automatic washing machine, door leading to rear garden.

Bedroom 2
8' x 10' (2.44m x 3.05m)
uPVC double glazed window, gas central heating radiator.

Bathroom
9' x 10' (2.74m x 3.05m)
uPVC double glazed windows, wash hand basin, low level WC, walk in shower unit, gas central heating radiator.

First floor

Bedroom 1
9' x 12' (2.74m x 3.66m)
uPVC double glazed window, gas central heating radiator.

Bathroom
8' x 6' (2.44m x 1.83m)
uPVC double glazed windows, wash hand basin, low level WC, walk in shower unit, panelled bath, boiler cupboard with storage, gas central heating radiator.

Externally
Driveway, detached garage, well maintained front and rear garden.

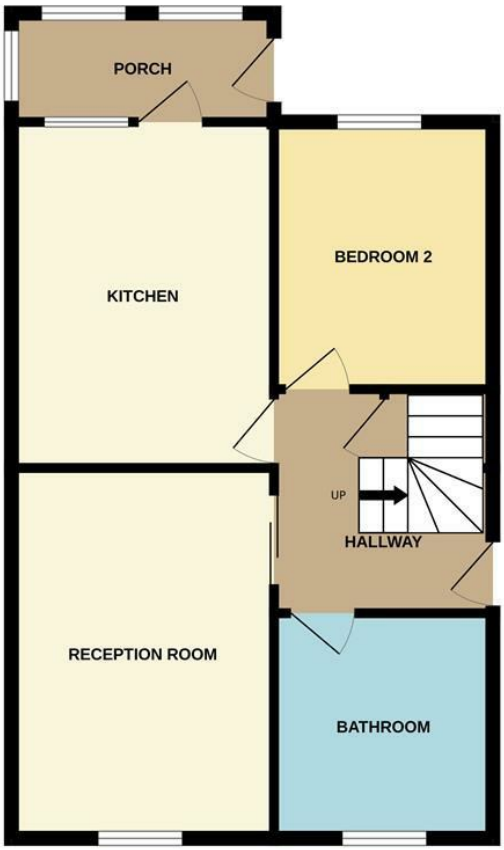
AML Checks
We are required by law to conduct Anti Money Laundering (AML) checks for all vendors and purchasers. A non refundable fee of £15 per check will be payable to cover this digital process. These checks are carried out by Thirdfort.

This is a legal requirement to meet HMRC and UK law guidelines .

Directions

Floor Plan

GROUND FLOOR



1ST FLOOR

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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