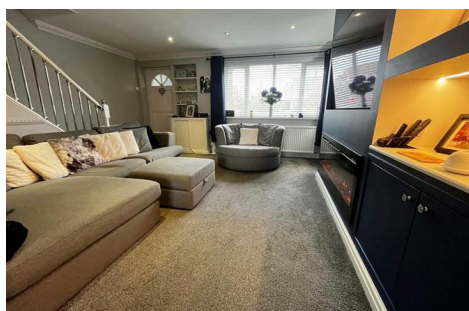


18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

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Tennyson Avenue, Dukinfield, SK16 5DR

This superbly presented, three bedroom, semi detached family home has been comprehensively up-graded and comes onto the market in first class order throughout. Benefitting from a larger than average garden plot the property enjoys ample off road parking with a low maintenance Indian stone flagged and astro turfed rear garden. The property is situated in an extremely popular residential location close to Broadbent Fold junior school and enjoying long range views to the rear.

The property is ideally suited to a growing family being within easy reach of numerous junior and high schools with countryside walks also in close proximity. There is good access to all the neighbouring town centres which provide a wide range of recreational amenities.

Offers In The Region Of £315,000

Tennyson Avenue, Dukinfield, SK16 5DR

- Superbly Presented 3 Bedroom Semi Detached
- Numerous Quality Features Throughout
- Close to Countryside Walks
- Highly Regarded Residential Area
- Large Driveway for Numerous Vehicles
- Internal Inspection Essential
- Fitted Wardrobes to Main Bedroom
- Stylish Modern Fittings to Kitchen and Bathroom
- Good Access to all Amenities
- Local Junior and High Schools Within Easy Reach

Contd.....

The Accommodation briefly comprises:

Entrance Porch, spacious Lounge with media wall, Dining Room, fully fitted Kitchen, Rear Play Area, Garage Section (to front) for Storage, Garage Section (to rear) divided and utilised as a storeroom (can easily be configured back to a garage as this is not an official conversion).

To the first floor there are 3 Bedrooms (Master with fitted wardrobes and dressing table), Bathroom/WC with modern white suite

Externally the driveway provides ample off road parking for several vehicles.

The rear garden is fully enclosed with a landscaped garden having patio area and astro turf sections.

The Accommodation in Detail:

Entrance Porch

uPVC double glazed front door and window

Living Room

15'8 x 15'6 (including stairwell) (4.78m x 4.72m (including stairwell))

Media wall with feature fireplace, uPVC double glazed window, understairs storage cupboard, two central heating radiators

Dining Room

10'5 x 8'4 (3.18m x 2.54m)

uPVC double glazed window, recessed spotlights, central heating radiator

Kitchen

10'4 x 7'2 (3.15m x 2.18m)

Single drainer sink unit with range of modern wall and floor mounted units, built-in oven, four ring gas hob with chimney hood over, plumbed for automatic washing machine, uPVC double glazed window, recessed spotlights, central heating radiator

Rear Play Area

13'6 x 6'11 (reducing to 6'4) (4.11m x 2.11m (reducing to 1.93m))

uPVC double glazed French doors onto the rear garden, central heating radiator

Garage Section 1 (to the front)`

9'4 x 7'9 (2.84m x 2.36m)

(Access to the front porch) Utilised for storage with power and lighting and electronically operated roller shutter door

Garage Section 2 (accessed via Play Area)

7'4 x 7'4 (2.24m x 2.24m)

utilised as further storage with recessed spotlights

First Floor:

Landing

chrome balustrades top landing, uPVC

double glazed window, loft access, recessed spotlights

Bedroom (1)

13'3 plus 'robe depth x 8'10 (4.04m plus 'robe depth x 2.69m)

fitted wardrobes and dressing table, recessed spotlights, uPVC double glazed window central heating radiator.

Bedroom (2)

9'3 x 9'2 (2.82m x 2.79m)

uPVC double glazed window, recessed spotlights, central heating radiator

Bedroom (3)

10'5 x 6'8 including bulkhead storage (3.18m x 2.03m including bulkhead storage)

uPVC double glazed window, central heating radiator

Bathroom/WC

6'1 x 6'0 (1.85m x 1.83m)

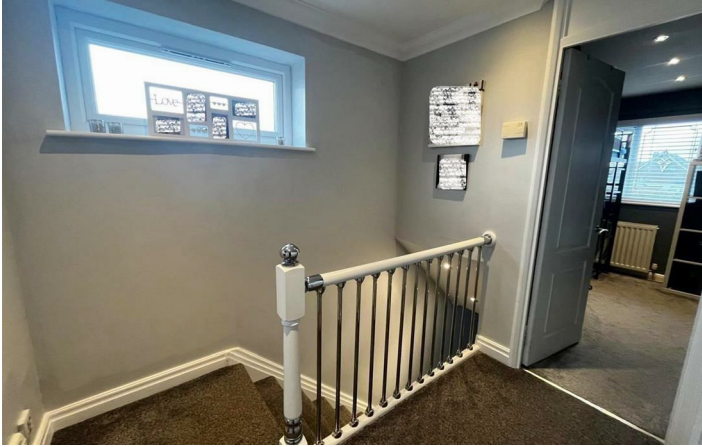
Modern white suite having panel bath with shower over, pedestal wash hand basin, low level WC, full PVC panelling, uPVC double glazed window, recessed spotlight, heated chrome towel rail/radiator

Externally:

The property has a large driveway providing ample off road parking with further lawned section. Fully enclosed rear garden with a large Indian stone flagged area with astro turf section providing a low maintenance outdoor entertainment space.

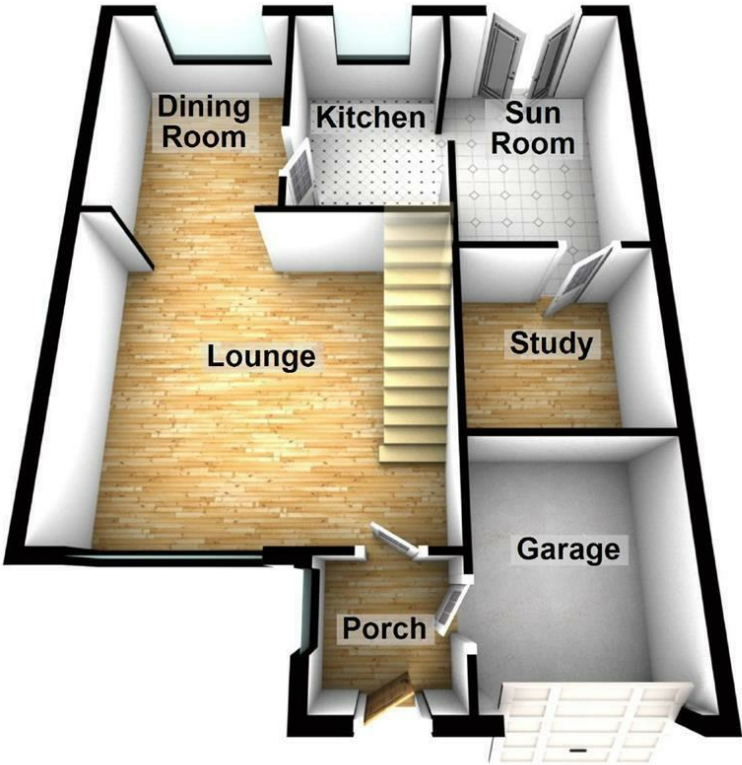


Directions



Floor Plan

Ground Floor



First Floor



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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(91-91) A		
(81-91) B			(89-90) B		
(69-80) C			(59-88) C		
(55-68) D			(29-54) D		
(39-54) E			(11-28) E		
(21-38) F			(1-10) F		
(1-20) G					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		