



8 Milton Close, Dukinfield, SK16 5DZ

£285,000

Situated on the popular Poets Estate just off Yew Tree Lane in Dukinfield, this well maintained three bedroom semi detached home offers spacious and versatile accommodation that is perfectly suited to modern family life. With excellent local schools close by, generous reception space, and a fantastic conservatory extension to the rear, this is a property that will appeal to families, first time buyers, and couples alike.

As you arrive, a concrete imprint driveway provides off road parking for two vehicles. Step inside via the entrance vestibule and into the welcoming hallway.

To the front of the home sits the lounge, a bright and comfortable space which opens into the dining room, creating a lovely sociable layout perfect for both everyday living and entertaining. The galley style kitchen offers ample worktop and storage space, while to the rear the addition of the solid roof conservatory enhances the footprint of the property. Ideal for use as a second sitting room, a playroom for the children, a hobby room, or a dedicated home office, how would you use this handy extra space?

Head upstairs where you will find two generous double bedrooms, a good sized single bedroom, and a stylish modern shower room.

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Entrance Vestibule

Window to side. Window to front. Door to:

Hall

Stairs leading to first floor. Double doors to:

Lounge

13'7" x 12'4" (4.14m x 3.76m)

Two windows to front, elevation. Ceiling light. Radiator. Access to under stairs storage cupboard. Open plan to:

Dining Room

10'5" x 8'2" (3.18m x 2.49m)

Double radiator. Ceiling light. Door to kitchen. Sliding doors to conservatory.

Kitchen

10'5" x 7'3" (3.18m x 2.21m)

Fitted with range of base and eye level units with coordinating worktops over. Built an electric oven with four ring induction hob. Space for under counter fridge. Space for under counter freezer. Plumbed for automatic washing machine. Space for tumble dryer. Inset sink with mixer tap over. Window to side elevation. Door to rear elevation leading to conservatory.

Conservatory

Two Skylights to ceiling. Radiator. Ceiling lights. Double doors leading out to garden.

Stairs and Landing

Window to side elevation. Ceiling light. Loft hatch providing access to loft via drop down ladder (boiler is in loft space).

Master Bedroom

13'1" x 8'9" (3.99m x 2.67m)

Window to front elevation. Radiator. Ceiling light.

Bedroom Two

11'1" x 9'2" (3.38m x 2.79m)

Window to rear elevation. Radiator. Ceiling light.

Bedroom Three

10'1" x 6'8" (3.07m x 2.03m)

Window to front elevation. Radiator. Ceiling light.

Shower Room

A fully tiled bathroom fitted with three-piece suite comprising walk-in shower enclosure with main bed shower, hidden cistern WC, and vanity unit with inset sink. Downlights to ceiling. Heated towel rail. Window to rear elevation.

Outside and Gardens

Imprint concrete driveway to front.

Private enclosed rear garden with patio areas and lawn. Detached garage in rear garden.

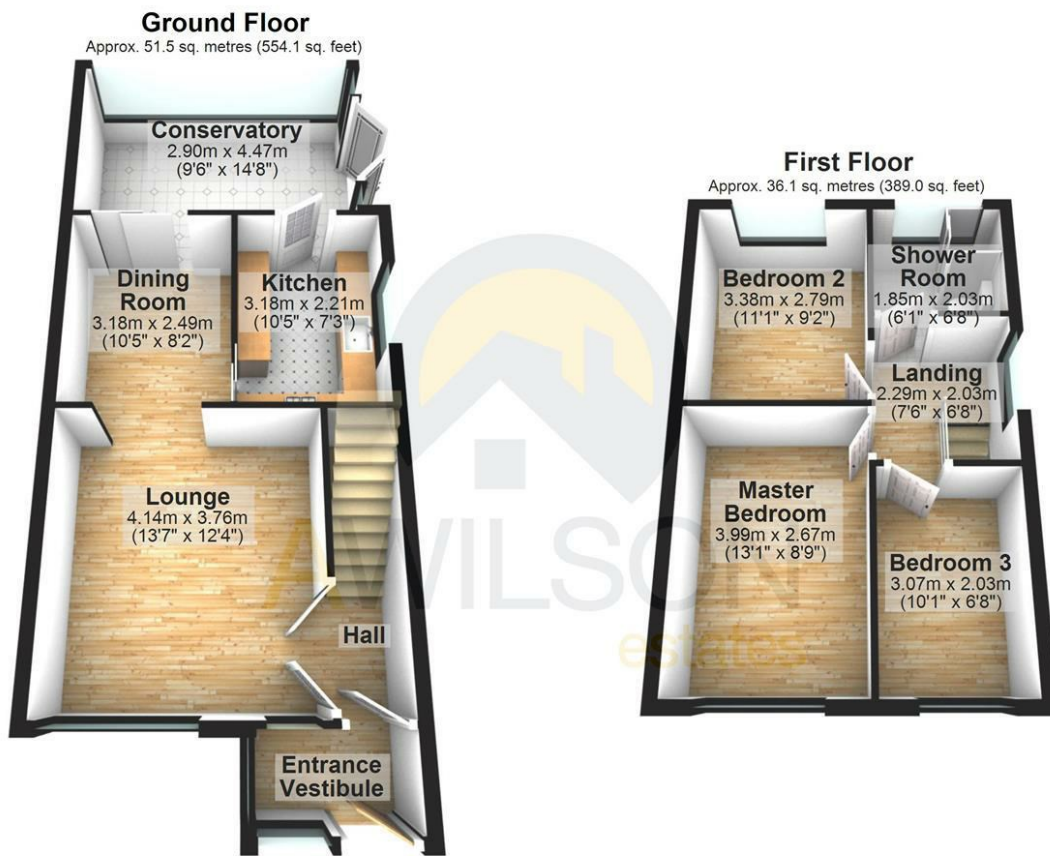
Additional Information

Tenure: Freehold (although Land Registry mentions a possible rentcharge TBC)

EPC Rating: TBC

Council Tax Band: C





Total area: approx. 87.6 sq. metres (943.1 sq. feet)

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		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			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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